

2015 ASSESSMENTS AND TAXES

CITY OF MILWAUKEE

ASSESSOR'S OFFICE



**STEVE MINER
ASSESSMENT COMMISSIONER
DECEMBER 2015**

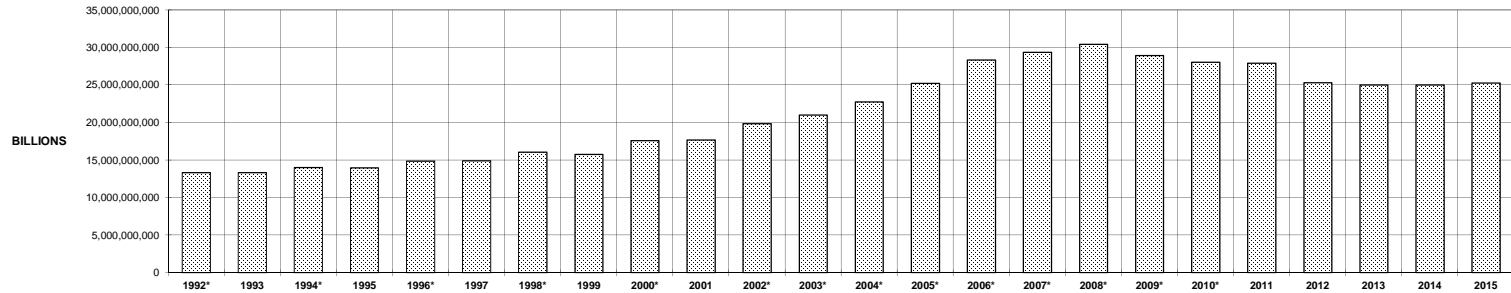
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1992 - 2015 COMPARATIVE STATEMENT OF ASSESSED VALUATIONS - CITY OF MILWAUKEE (Includes parcels in Milwaukee, Washington and Waukesha Counties)										
YEAR	LAND	RESIDENTIAL IMPROVEMENTS	TOTAL	LAND	COMMERCIAL IMPROVEMENTS	TOTAL	LAND	MANUFACTURING IMPROVEMENTS	TOTAL	
1992	1,344,937,490	5,841,042,760	7,185,980,250	879,390,880	3,586,466,630	4,465,857,510	97,899,800	439,536,900	537,436,700	
1993	1,344,450,410	5,856,798,650	7,201,249,060	880,184,830	3,582,986,580	4,463,171,410	94,332,000	446,640,800	540,972,800	
1994	1,428,293,780	6,312,152,330	7,740,446,110	898,084,070	3,666,538,810	4,564,622,880	100,441,400	459,387,600	559,829,000	
1995	1,428,410,430	6,337,156,630	7,765,567,060	899,016,270	3,641,603,790	4,540,620,060	96,486,900	445,048,900	541,535,800	
1996	1,430,109,840	6,972,180,780	8,402,290,620	940,810,000	3,800,431,000	4,741,241,000	103,410,400	467,497,700	570,908,100	
1997	1,494,268,520	6,963,573,090	8,457,841,610	938,555,925	3,813,007,989	4,751,563,914	104,253,900	466,752,200	571,006,100	
1998	1,496,198,190	7,596,999,410	9,093,197,600	988,865,364	4,134,577,761	5,123,443,125	122,080,700	503,725,400	625,806,100	
1999	1,497,828,550	7,665,830,540	9,163,659,090	987,217,825	4,115,968,732	5,103,186,557	125,715,100	507,466,500	633,181,600	
2000	1,508,081,250	8,784,541,739	10,292,622,989	1,041,601,353	4,570,920,435	5,612,521,788	147,682,800	593,788,800	741,471,600	
2001	1,515,635,380	8,843,035,239	10,358,670,619	1,055,145,113	4,661,035,362	5,716,180,475	134,865,700	582,965,000	717,830,700	
2002	1,742,406,500	10,284,988,255	12,027,394,755	1,151,699,658	5,024,632,842	6,176,332,500	148,778,100	616,352,200	765,130,300	
2003	1,745,324,700	11,193,308,680	12,938,633,380	1,165,043,300	5,328,761,141	6,493,804,441	142,146,800	587,711,400	729,858,200	
2004	1,818,293,700	12,483,368,216	14,301,661,916	1,221,150,300	5,682,339,764	6,903,490,064	140,746,200	592,853,300	733,599,500	
2005	1,937,058,400	14,179,759,600	16,116,818,000	1,260,395,600	6,287,319,594	7,547,715,194	135,870,200	586,095,900	721,966,100	
2006	2,156,290,900	16,055,212,705	18,211,503,605	1,404,598,500	7,093,684,146	8,498,282,646	147,669,700	592,595,400	740,265,100	
2007	2,324,243,601	16,429,671,324	18,753,914,925	1,435,990,400	7,514,214,995	8,950,205,395	144,930,200	581,762,000	726,692,200	
2008	2,383,200,200	16,790,032,623	19,173,232,823	1,495,788,100	7,987,759,228	9,483,547,328	159,671,400	613,288,500	772,959,900	
2009	2,392,700,000	15,351,125,065	17,743,825,065	1,592,203,500	7,893,376,738	9,485,580,238	152,222,300	579,785,500	732,007,800	
2010	2,397,680,400	14,758,946,161	17,156,626,561	1,587,163,760	7,615,049,699	9,202,213,459	152,891,000	579,388,700	732,279,700	
2011	2,390,140,305	14,679,394,945	17,069,535,250	1,587,548,900	7,603,800,032	9,191,348,932	157,907,800	589,047,300	746,955,100	
2012	2,380,802,902	12,369,491,698	14,750,294,600	1,591,377,800	7,401,384,642	8,992,762,442	145,958,000	561,165,600	707,123,600	
2013	2,375,817,171	11,889,673,498	14,265,490,669	1,586,420,731	7,608,753,145	9,195,173,876	148,807,600	560,520,600	709,328,200	
2014	2,372,185,702	11,825,973,298	14,198,159,000	1,587,808,500	7,590,407,905	9,178,216,405	148,360,200	559,540,600	707,900,800	
2015	2,370,690,433	11,884,273,867	14,254,964,300	1,605,157,405	7,825,135,994	9,430,293,399	151,670,500	575,139,700	726,810,200	

YEAR	LAND	TOTAL REAL ESTATE IMPROVEMENTS	TOTAL	NO. OF TAXABLE PARCELS	BOATS &OTHER WATERCRAFT	MACHINERY TOOLS PATTERNS	FURNITURE FIXTURES & EQUIPMENT	ALL OTHER PERSONAL PROPERTY	TOTAL PERSONAL PROPERTY	NO. OF ACCTS.	GRAND TOTAL RE & PP
1992*	2,322,228,170	9,867,046,290	12,189,274,460	152,004	95,840	409,721,150	663,828,960	73,850,050	1,147,496,000	13,366	13,336,770,460
1993	2,318,967,240	9,886,426,030	12,205,393,270	151,802	155,040	415,030,230	651,334,950	74,054,470	1,140,574,690	13,639	13,345,967,960
1994*	2,426,819,250	10,438,078,740	12,864,897,990	151,314	382,800	422,746,320	671,368,020	70,338,370	1,164,835,510	14,846	14,029,733,500
1995	2,423,913,600	10,423,809,320	12,847,722,920	151,013	808,060	408,659,080	647,886,660	71,572,180	1,128,925,980	14,688	13,976,648,900
1996*	2,474,330,240	11,240,109,480	13,714,439,720	150,461	447,560	207,157,590	846,354,460	82,207,270	1,136,166,880	14,708	14,850,606,600
1997	2,537,078,345	11,243,333,279	13,780,411,624	150,412	447,530	201,883,590	846,261,300	85,133,190	1,133,725,610	14,626	14,914,137,234
1998*	2,607,144,254	12,235,302,571	14,842,446,825	150,261	478,920	225,321,010	913,643,650	90,223,630	1,229,667,210	14,470	16,072,114,035
1999	2,610,761,475	12,289,265,772	14,900,027,247	147,089	248,500	205,860,980	566,871,340	100,842,100	873,822,920	14,431	15,773,850,167
2000*	2,697,365,403	13,949,250,974	16,646,616,377	149,892	108,560	218,677,340	621,413,800	96,178,520	936,378,220	14,424	17,582,994,597
2001	2,705,646,193	14,087,035,601	16,792,681,794	149,989	29,900	215,682,900	597,457,370	93,932,430	907,102,600	14,143	17,699,784,394
2002*	3,042,884,258	15,925,973,297	18,968,857,555	150,002	28,700	205,530,630	593,877,660	97,960,670	897,397,660	13,855	19,866,255,215
2003*	3,052,514,800	17,109,781,221	20,162,296,021	150,039	0	187,207,670	560,426,230	99,587,320	847,221,220	13,710	21,009,517,241
2004*	3,180,190,200	18,758,561,280	21,938,751,480	150,787	0	178,274,740	558,290,220	97,103,060	833,668,020	16,379	22,772,419,500
2005*	3,333,324,200	21,053,175,094	24,386,499,294	151,285	0	185,601,440	541,830,650	108,217,790	835,649,880	10,980	25,222,149,174
2006*	3,708,559,100	23,741,492,251	27,450,051,351	151,804	0	212,807,790	577,964,150	114,128,550	904,900,490	11,083	28,354,951,841
2007*	3,905,164,201	24,525,648,319	28,430,812,520	153,260	23,500	220,073,245	578,673,675	144,790,022	943,560,442	10,701	29,374,372,962
2008*	4,038,659,700	25,391,080,351	29,429,740,051	153,946	24,300	219,740,643	631,262,646	150,907,564	1,001,935,153	10,544	30,431,675,204
2009*	4,137,125,800	23,824,287,303	27,961,413,103	152,239	0	211,074,982	632,652,068	139,433,219	983,160,269	10,246	28,944,573,372
2010*	4,137,735,160	22,953,384,560	27,091,119,720	155,147	0	219,339,982	605,114,720	132,889,926	957,344,628	9,992	28,048,464,348
2011	4,135,597,005	22,872,242,277	27,007,839,282	154,738	0	214,900,651	571,663,608	123,239,442	909,803,701	9,693	27,917,642,983
2012	4,118,138,702	20,332,041,940	24,450,180,642	154,469	0	214,694,288	538,278,454	118,947,194	871,919,936	9,418	25,322,100,578
2013	4,111,045,502	20,058,947,243	24,169,992,745	153,784	0	216,865,751	525,386,538	121,913,065	864,165,354	9,116	25,034,158,099
2014	4,108,354,402	19,975,921,803	24,084,276,205	152,214	0	293,288,168	424,802,588	222,175,478	940,266,234	8,930	25,024,542,439
2015	4,127,518,338	20,284,549,561	24,412,067,899	152,186	0	215,006,282	430,289,799	205,599,437	850,895,518	8,632	25,262,963,417

*REVALUATION YEAR



**TOTAL 2015 ASSESSED VALUATION
CITY OF MILWAUKEE**

TOTAL ASSESSED VALUATION - CITY OF MILWAUKEE - MILWAUKEE COUNTY				
REAL ESTATE	LAND	IMPROVEMENTS	TOTAL	% Tax Base
Residential	\$ 2,370,690,433	\$ 11,884,273,867	\$ 14,254,964,300	56.43%
Commercial	\$ 1,604,803,105	\$ 7,824,231,994	\$ 9,429,035,099	37.32%
Total (City of Milwaukee)	\$ 3,975,493,538	\$ 19,708,505,861	\$ 23,683,999,399	93.75%
Mfg.(Wis.D/R)	\$ 150,059,000	\$ 565,809,900	\$ 715,868,900	2.83%
TOTAL REAL ESTATE	\$ 4,125,552,538	\$ 20,274,315,761	\$ 24,399,868,299	96.58%
PERSONAL PROPERTY			TOTAL	% Tax Base
Assessed by City of Milwaukee			\$ 688,171,118	2.72%
Assessed by Wis. D/R			\$ 161,295,100	0.64%
TOTAL PERSONAL PROPERTY			\$ 849,466,218	3.36%
TOTAL ASSESSED VALUE			\$ 25,249,334,517	99.95%
EQUALIZED VALUE (W/TID) *		@ 0.9679	\$ 25,966,696,700	

TOTAL ASSESSED VALUATION - CITY OF MILWAUKEE - WASHINGTON COUNTY				
REAL ESTATE	LAND	IMPROVEMENTS	TOTAL	% Tax Base
Commercial	\$ 215,000	\$ 904,000	\$ 1,119,000	0.0044%
PERSONAL PROPERTY				
Assessed by City of Milwaukee				
Assessed by Wis. D/R			\$ 0	0.0000%
TOTAL ASSESSED VALUE			\$ 1,119,000	0.0044%
EQUALIZED VALUE		@ 0.9254	\$ 1,209,200	

TOTAL ASSESSED VALUATION - CITY OF MILWAUKEE - WAUKESHA COUNTY				
REAL ESTATE	LAND	IMPROVEMENTS	TOTAL	% Tax Base
Commercial	\$ 139,300	\$ 0	\$ 139,300	
Total (City of Milwaukee)	\$ 139,300	\$ 0	\$ 139,300	0.0006%
Mfg.(Wis.D/R)	\$ 1,611,500	\$ 9,329,800	\$ 10,941,300	0.0433%
TOTAL REAL ESTATE	\$ 1,750,800	\$ 9,329,800	\$ 11,080,600	0.0439%
PERSONAL PROPERTY				
Assessed by City of Milwaukee				
Assessed by Wis. D/R			\$ 1,429,300	0.0057%
TOTAL PERSONAL PROPERTY			\$ 1,429,300	0.0057%
TOTAL ASSESSED VALUE			\$ 12,509,900	0.0495%
EQUALIZED VALUE		@ 0.9957	\$ 12,563,700	

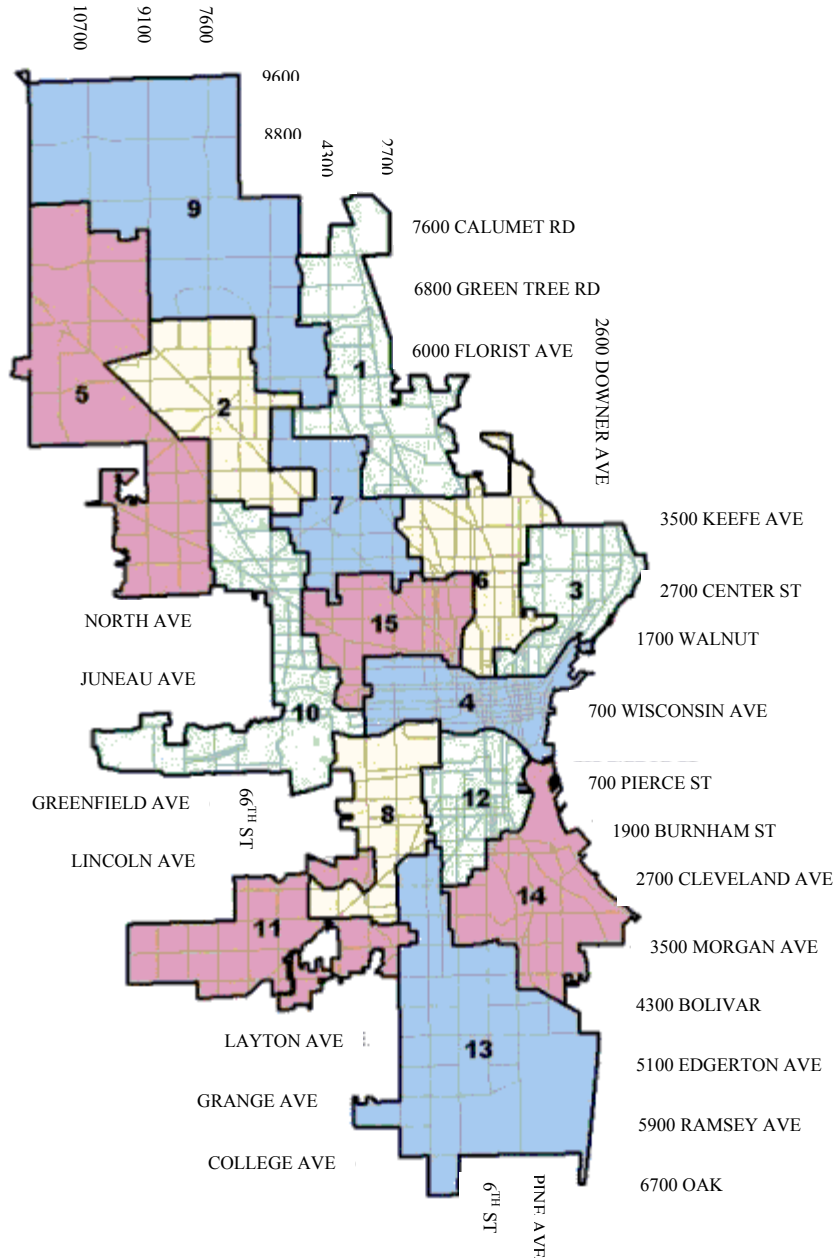
GRAND TOTAL OF ALL REAL ESTATE	\$ 24,412,067,899	100.00%
GRAND TOTAL OF ALL PERSONAL PROPERTY	\$ 850,895,518	
GRAND TOTAL OF ALL ASSESSABLE PROPERTY	\$ 25,262,963,417	100.00%
EQUALIZED VALUE *	\$ 25,980,469,600	
*Includes TID Increment of \$ 1,097,287,800		

2015 Ratio of Assessed to Equalized Value	0.9679
2015 Equalized Value Including TID Increment	\$ 25,980,469,600
2015 Equalized Value Excluding TID Increment	\$ 24,883,181,800
2015 TID Equalized Value Increment	\$ 1,097,287,800

**2015 PERSONAL PROPERTY
ASSESSMENTS BY CLASSIFICATION**

<u>CLASSIFICATION</u>	<u>ASSESSED BY DEPT. OF REVENUE</u>	<u>ASSESSED BY CITY</u>	<u>TOTAL</u>
MILWAUKEE COUNTY			
Boats & Watercraft			
Machinery, Tools & Patterns	73,408,700	140,472,282	213,880,982
Furniture, Fixtures & Equipment	60,649,200	369,347,899	429,997,099
Improvements on Leased Land	806,800	34,827,129	35,633,929
Other Personal Property	<u>26,430,400</u>	<u>143,523,808</u>	<u>169,954,208</u>
TOTAL - MILWAUKEE	161,295,100	688,171,118	849,466,218
WASHINGTON COUNTY			
Machinery, Tools & Patterns			
Furniture, Fixtures & Equipment			
Other Personal Property			
TOTAL - WASHINGTON			
WAUKESHA COUNTY			
Boats & Watercraft			
Machinery, Tools & Patterns	1,125,300		1,125,300
Furniture, Fixtures & Equipment	292,700		292,700
Other Personal Property	<u>11,300</u>		<u>11,300</u>
TOTAL - WAUKESHA	1,429,300		1,429,300
ALL COUNTIES			
Boats & Watercraft			
Machinery, Tools & Patterns	74,534,000	140,472,282	215,006,282
Furniture, Fixtures & Equipment	60,941,900	369,347,899	430,289,799
Improvements on Leased Land	806,800	34,827,129	35,633,929
Other Personal Property	<u>26,441,700</u>	<u>143,523,808</u>	<u>169,965,508</u>
GRAND TOTAL	<u>162,724,400</u>	<u>688,171,118</u>	<u>850,895,518</u>

Click on the Aldermanic Number or Select Assessed Value by Aldermanic District for Data



CHANGE IN ASSESSED VALUE - CITY OF MILWAUKEE - 2014 REVALUATION

ASSESSMENT CHANGE BY ALDERMANIC DISTRICT

ALL PROPERTY VALUES - Excluding Manufacturing

ALDERMANIC DISTRICT	PARCELS	2014 ASSESSMENT	2015 ASSESSMENT	\$ CHANGE	MEDIAN 2015 ASSESSMENT	AVE 2014 ASSESSMENT	AVE 2015 ASSESSMENT	% CHANGE
1	10,577	814,997,700	817,625,025	2,627,325	56,300.00	77,053.77	77,302.17	0.32%
2	10,481	1,041,934,070	1,054,376,170	12,442,100	74,200.00	99,411.70	100,598.81	1.19%
3	8,489	2,614,136,649	2,750,893,349	136,756,700	206,000.00	307,944.00	324,053.88	5.23%
4	5,871	3,570,018,110	3,825,171,760	255,153,650	169,000.00	608,076.67	651,536.66	7.15%
5	12,552	1,909,470,700	1,924,106,300	14,635,600	109,200.00	152,124.82	153,290.81	0.77%
6	9,679	1,007,624,310	1,034,077,155	26,452,845	36,300.00	104,104.18	106,837.19	2.63%
7	11,418	776,549,700	766,435,600	-10,114,100	59,600.00	68,011.01	67,125.21	-1.30%
8	7,284	789,509,700	816,772,100	27,262,400	77,400.00	108,389.58	112,132.36	3.45%
9	9,912	1,514,060,352	1,518,355,902	4,295,550	93,400.00	152,750.24	153,183.61	0.28%
10	12,033	1,552,806,213	1,627,667,513	74,861,300	111,800.00	129,045.64	135,266.98	4.82%
11	12,844	2,018,450,000	2,017,021,400	-1,428,600	128,200.00	157,151.20	157,039.97	-0.07%
12	7,752	906,813,416	950,786,316	43,972,900	57,550.00	116,977.99	122,650.45	4.85%
13	11,608	2,156,379,700	2,161,635,844	5,256,144	127,700.00	185,766.69	186,219.49	0.24%
14	12,219	1,878,370,500	1,912,159,000	33,788,500	134,600.00	153,725.39	156,490.63	1.80%
15	8,836	507,453,950	508,174,265	720,315	36,600.00	57,430.28	57,511.80	0.14%
TOTAL	151,555	23,058,575,070	23,685,257,699	626,682,629	94,200	152,147	156,282	2.72%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	1	ALDERPERSON HAMILTON							
PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	\$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	9,666	563,564,700	556,088,700	-7,476,000	55,000	58,304	57,530	-1.33%	2.278%
CONDOMINIUM	21	903,600	949,900	46,300	44,900	43,029	45,233	5.12%	0.004%
TOTAL RESIDENTIAL	9,687	564,468,300	557,038,600	-7,429,700	54,900	58,271	57,504	-1.32%	2.282%
MANUFACTURING	71	55,511,000	59,525,300	4,014,300	402,500	781,845	838,385	7.23%	0.244%
TOTAL MANUFACTURING	71	55,511,000	59,525,300	4,014,300	402,500	781,845	838,385	7.23%	0.244%
LOCAL COMMERCIAL	480	75,203,200	78,707,625	3,504,425	115,400	156,673	163,974	4.66%	0.322%
SPECIAL COMMERCIAL	108	89,946,700	94,518,400	4,571,700	602,000	832,840	875,170	5.08%	0.387%
APARTMENTS	302	85,379,500	87,360,400	1,980,900	141,150	282,714	289,273	2.32%	0.358%
TOTAL COMMERCIAL	890	250,529,400	260,586,425	10,057,025	140,650	281,494	292,794	4.01%	1.067%
ALL CLASSES	10,648	870,508,700	877,150,325	6,641,625	56,400	81,753	82,377	0.76%	3.593%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	2	ALDERPERSON DAVIS							
PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	\$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	9,239	690,511,100	693,980,000	3,468,900	73,200	74,739	75,114	0.50%	2.843%
CONDOMINIUM	288	10,397,900	9,211,800	-1,186,100	30,400	36,104	31,985	-11.41%	0.038%
TOTAL RESIDENTIAL	9,527	700,909,000	703,191,800	2,282,800	72,700	73,571	73,810	0.33%	2.881%
MANUFACTURING	34	20,347,100	20,151,800	-195,300	342,650	598,444	592,700	-0.96%	0.083%
TOTAL MANUFACTURING	34	20,347,100	20,151,800	-195,300	342,650	598,444	592,700	-0.96%	0.083%
LOCAL COMMERCIAL	327	70,404,870	71,913,070	1,508,200	159,000	215,305	219,918	2.14%	0.295%
SPECIAL COMMERCIAL	89	146,069,100	147,329,400	1,260,300	891,000	1,641,226	1,655,387	0.86%	0.604%
APARTMENTS	538	124,551,100	131,941,900	7,390,800	150,800	231,508	245,245	5.93%	0.540%
TOTAL COMMERCIAL	954	341,025,070	351,184,370	10,159,300	161,050	357,469	368,118	2.98%	1.439%
ALL CLASSES	10,515	1,062,281,170	1,074,527,970	12,246,800	74,300	101,025	102,190	1.15%	4.402%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT		3 ALDERPERSON KOVAC							
PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	\$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	5,412	1,275,879,800	1,321,121,300	45,241,500	205,500	235,750	244,110	3.55%	5.412%
CONDOMINIUM	1,946	340,749,200	356,791,100	16,041,900	170,550	175,102	183,346	4.71%	1.462%
TOTAL RESIDENTIAL	7,358	1,616,629,000	1,677,912,400	61,283,400	195,050	219,710	228,039	3.79%	6.873%
MANUFACTURING	15	13,379,900	13,549,200	169,300	293,100	891,993	903,280	1.27%	0.056%
TOTAL MANUFACTURING	15	13,379,900	13,549,200	169,300	293,100	891,993	903,280	1.27%	0.056%
LOCAL COMMERCIAL	452	246,819,149	256,501,849	9,682,700	310,500	546,060	567,482	3.92%	1.051%
SPECIAL COMMERCIAL	61	153,856,200	149,254,300	-4,601,900	867,000	2,522,233	2,446,792	-2.99%	0.611%
APARTMENTS	618	596,832,300	667,224,800	70,392,500	451,050	965,748	1,079,652	11.79%	2.733%
TOTAL COMMERCIAL	1,131	997,507,649	1,072,980,949	75,473,300	385,800	881,970	948,701	7.57%	4.395%
ALL CLASSES	8,504	2,627,516,549	2,764,442,549	136,926,000	206,150	308,974	325,076	5.21%	11.324%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT		ALDERPERSON BAUMAN							
PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	\$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	1,602	109,797,100	107,515,200	-2,281,900	55,300	68,538	67,113	-2.08%	0.440%
CONDOMINIUM	2,902	841,871,400	861,673,800	19,802,400	213,600	290,100	296,924	2.35%	3.530%
TOTAL RESIDENTIAL	4,504	951,668,500	969,189,000	17,520,500	138,400	211,294	215,184	1.84%	3.970%
MANUFACTURING	14	21,524,500	21,968,300	443,800	1,083,800	1,537,464	1,569,164	2.06%	0.090%
TOTAL MANUFACTURING	14	21,524,500	21,968,300	443,800	1,083,800	1,537,464	1,569,164	2.06%	0.090%
LOCAL COMMERCIAL	382	273,159,010	281,980,710	8,821,700	276,500	715,076	738,169	3.23%	1.155%
SPECIAL COMMERCIAL	480	1,665,828,600	1,796,562,650	130,734,050	721,500	3,470,476	3,742,839	7.85%	7.359%
APARTMENTS	505	679,362,000	777,439,400	98,077,400	529,200	1,345,271	1,539,484	14.44%	3.185%
TOTAL COMMERCIAL	1,367	2,618,349,610	2,855,982,760	237,633,150	505,000	1,915,398	2,089,234	9.08%	11.699%
ALL CLASSES	5,885	3,591,542,610	3,847,140,060	255,597,450	169,900	610,288	653,720	7.12%	15.759%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	5	ALDERPERSON BOHL							
PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	\$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	10,709	1,273,427,500	1,288,443,200	15,015,700	110,100	118,912	120,314	1.18%	5.278%
CONDOMINIUM	959	42,799,200	44,196,700	1,397,500	44,400	44,629	46,086	3.27%	0.181%
TOTAL RESIDENTIAL	11,668	1,316,226,700	1,332,639,900	16,413,200	107,000	112,807	114,213	1.25%	5.459%
MANUFACTURING	19	23,750,400	24,076,100	325,700	810,600	1,250,021	1,267,163	1.37%	0.099%
TOTAL MANUFACTURING	19	23,750,400	24,076,100	325,700	810,600	1,250,021	1,267,163	1.37%	0.099%
LOCAL COMMERCIAL	285	81,230,700	84,717,300	3,486,600	182,000	285,020	297,254	4.29%	0.347%
SPECIAL COMMERCIAL	141	347,433,400	339,275,200	-8,158,200	978,000	2,464,067	2,406,207	-2.35%	1.390%
APARTMENTS	458	164,579,900	167,473,900	2,894,000	218,550	359,345	365,664	1.76%	0.686%
TOTAL COMMERCIAL	884	593,244,000	591,466,400	-1,777,600	239,350	671,090	669,080	-0.30%	2.423%
ALL CLASSES	12,571	1,933,221,100	1,948,182,400	14,961,300	109,300	153,784	154,974	0.77%	7.980%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT		6 ALDERPERSON COGGS							
PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	\$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	8,097	402,604,900	392,925,450	-9,679,450	34,300	49,723	48,527	-2.40%	1.610%
CONDOMINIUM	577	120,572,500	122,947,800	2,375,300	196,900	208,964	213,081	1.97%	0.504%
TOTAL RESIDENTIAL	8,674	523,177,400	515,873,250	-7,304,150	35,100	60,316	59,474	-1.40%	2.113%
MANUFACTURING	48	29,996,900	30,398,100	401,200	394,000	624,935	633,294	1.34%	0.125%
TOTAL MANUFACTURING	48	29,996,900	30,398,100	401,200	394,000	624,935	633,294	1.34%	0.125%
LOCAL COMMERCIAL	695	132,966,900	137,537,205	4,570,305	110,800	191,319	197,895	3.44%	0.563%
SPECIAL COMMERCIAL	99	247,305,500	271,013,000	23,707,500	714,000	2,498,035	2,737,505	9.59%	1.110%
APARTMENTS	211	104,174,510	109,653,700	5,479,190	202,400	493,718	519,686	5.26%	0.449%
TOTAL COMMERCIAL	1,005	484,446,910	518,203,905	33,756,995	140,100	482,037	515,626	6.97%	2.123%
ALL CLASSES	9,727	1,037,621,210	1,064,475,255	26,854,045	36,400	106,674	109,435	2.59%	4.360%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	7	ALDERPERSON WADE							
PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	\$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	10,855	672,079,800	661,251,700	-10,828,100	58,800	61,914	60,917	-1.61%	2.709%
TOTAL RESIDENTIAL	10,855	672,079,800	661,251,700	-10,828,100	58,800	61,914	60,917	-1.61%	2.709%
MANUFACTURING	28	6,893,800	6,893,300	-500	153,850	246,207	246,189	-0.01%	0.028%
TOTAL MANUFACTURING	28	6,893,800	6,893,300	-500	153,850	246,207	246,189	-0.01%	0.028%
LOCAL COMMERCIAL	357	48,988,600	50,810,600	1,822,000	90,000	137,223	142,327	3.72%	0.208%
SPECIAL COMMERCIAL	42	26,551,600	24,340,300	-2,211,300	509,500	632,181	579,531	-8.33%	0.100%
APARTMENTS	164	28,929,700	30,033,000	1,103,300	139,750	176,401	183,128	3.81%	0.123%
TOTAL COMMERCIAL	563	104,469,900	105,183,900	714,000	122,600	185,559	186,828	0.68%	0.431%
ALL CLASSES	11,446	783,443,500	773,328,900	-10,114,600	59,700	68,447	67,563	-1.29%	3.168%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT		ALDERPERSON DONOVAN							
PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	\$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	6,563	499,590,100	481,595,900	-17,994,200	75,300	76,122	73,380	-3.60%	1.973%
CONDOMINIUM	8	461,900	461,900	0	67,000	57,738	57,738	0.00%	0.002%
TOTAL RESIDENTIAL	6,571	500,052,000	482,057,800	-17,994,200	75,300	76,100	73,361	-3.60%	1.975%
MANUFACTURING	41	63,553,700	69,130,300	5,576,600	438,000	1,550,090	1,686,105	8.77%	0.283%
TOTAL MANUFACTURING	41	63,553,700	69,130,300	5,576,600	438,000	1,550,090	1,686,105	8.77%	0.283%
LOCAL COMMERCIAL	466	106,526,000	115,072,100	8,546,100	130,000	228,597	246,936	8.02%	0.471%
SPECIAL COMMERCIAL	45	131,136,200	167,182,900	36,046,700	965,000	2,914,138	3,715,176	27.49%	0.685%
APARTMENTS	202	51,795,500	52,459,300	663,800	108,050	256,413	259,700	1.28%	0.215%
TOTAL COMMERCIAL	713	289,457,700	334,714,300	45,256,600	129,600	405,972	469,445	15.63%	1.371%
ALL CLASSES	7,325	853,063,400	885,902,400	32,839,000	77,500	116,459	120,942	3.85%	3.629%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT		ALDERPERSON PUENTE							
PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	\$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	6,185	646,235,600	648,374,800	2,139,200	101,900	104,484	104,830	0.33%	2.656%
CONDOMINIUM	2,887	133,975,800	127,853,800	-6,122,000	36,500	46,407	44,286	-4.57%	0.524%
TOTAL RESIDENTIAL	9,072	780,211,400	776,228,600	-3,982,800	90,900	86,002	85,563	-0.51%	3.180%
MANUFACTURING	158	269,784,200	281,253,300	11,469,100	1,240,150	1,707,495	1,780,084	4.25%	1.152%
TOTAL MANUFACTURING	158	269,784,200	281,253,300	11,469,100	1,240,150	1,707,495	1,780,084	4.25%	1.152%
LOCAL COMMERCIAL	314	120,442,402	119,195,502	-1,246,900	290,500	383,575	379,604	-1.04%	0.488%
SPECIAL COMMERCIAL	202	396,523,950	396,046,000	-477,950	1,096,500	1,962,990	1,960,624	-0.12%	1.622%
APARTMENTS	324	216,882,600	226,885,800	10,003,200	213,700	669,391	700,265	4.61%	0.929%
TOTAL COMMERCIAL	840	733,848,952	742,127,302	8,278,350	338,950	873,630	883,485	1.13%	3.040%
ALL CLASSES	10,070	1,783,844,552	1,799,609,202	15,764,650	93,900	177,144	178,710	0.88%	7.372%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	10	ALDERPERSON MURPHY							
PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	\$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	11,050	1,236,016,600	1,261,558,000	25,541,400	108,900	111,857	114,168	2.07%	5.168%
CONDOMINIUM	70	8,657,700	8,646,200	-11,500	161,300	123,681	123,517	-0.13%	0.035%
TOTAL RESIDENTIAL	11,120	1,244,674,300	1,270,204,200	25,529,900	108,900	111,931	114,227	2.05%	5.203%
MANUFACTURING	24	17,218,200	17,214,100	-4,100	452,050	717,425	717,254	-0.02%	0.071%
TOTAL MANUFACTURING	24	17,218,200	17,214,100	-4,100	452,050	717,425	717,254	-0.02%	0.071%
LOCAL COMMERCIAL	455	110,227,513	111,145,513	918,000	165,000	242,258	244,276	0.83%	0.455%
SPECIAL COMMERCIAL	66	68,189,700	103,835,400	35,645,700	667,750	1,033,177	1,573,264	52.27%	0.425%
APARTMENTS	392	129,714,700	142,482,400	12,767,700	217,600	330,905	363,476	9.84%	0.584%
TOTAL COMMERCIAL	913	308,131,913	357,463,313	49,331,400	205,100	337,494	391,526	16.01%	1.464%
ALL CLASSES	12,057	1,570,024,413	1,644,881,613	74,857,200	111,900	130,217	136,425	4.77%	6.738%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT		ALDERPERSON DUDZIK							
PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	\$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	11,753	1,550,780,500	1,550,579,600	-200,900	126,800	131,948	131,931	-0.01%	6.352%
CONDOMINIUM	353	28,961,900	28,453,700	-508,200	66,500	82,045	80,605	-1.75%	0.117%
TOTAL RESIDENTIAL	12,106	1,579,742,400	1,579,033,300	-709,100	126,000	130,493	130,434	-0.04%	6.468%
MANUFACTURING	7	5,043,100	5,156,500	113,400	275,000	720,443	736,643	2.25%	0.021%
TOTAL MANUFACTURING	7	5,043,100	5,156,500	113,400	275,000	720,443	736,643	2.25%	0.021%
LOCAL COMMERCIAL	163	53,155,300	53,307,300	152,000	229,000	326,106	327,039	0.29%	0.218%
SPECIAL COMMERCIAL	94	126,896,000	125,554,900	-1,341,100	645,000	1,349,957	1,335,690	-1.06%	0.514%
APARTMENTS	481	258,656,300	259,125,900	469,600	252,300	537,747	538,723	0.18%	1.061%
TOTAL COMMERCIAL	738	438,707,600	437,988,100	-719,500	260,000	594,455	593,480	-0.16%	1.794%
ALL CLASSES	12,851	2,023,493,100	2,022,177,900	-1,315,200	128,200	157,458	157,356	-0.06%	8.284%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT		ALDERPERSON PEREZ							
PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	\$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	6,016	340,110,700	329,428,400	-10,682,300	52,200	56,534	54,759	-3.14%	1.349%
CONDOMINIUM	391	97,173,900	105,418,300	8,244,400	207,500	248,527	269,612	8.48%	0.432%
TOTAL RESIDENTIAL	6,407	437,284,600	434,846,700	-2,437,900	53,700	68,251	67,871	-0.56%	1.781%
MANUFACTURING	82	61,711,200	62,666,800	955,600	288,800	752,576	764,229	1.55%	0.257%
TOTAL MANUFACTURING	82	61,711,200	62,666,800	955,600	288,800	752,576	764,229	1.55%	0.257%
LOCAL COMMERCIAL	929	249,533,116	256,245,016	6,711,900	137,000	268,604	275,829	2.69%	1.050%
SPECIAL COMMERCIAL	129	129,488,900	154,098,600	24,609,700	604,000	1,003,790	1,194,563	19.01%	0.631%
APARTMENTS	287	90,506,800	105,596,000	15,089,200	86,800	315,355	367,930	16.67%	0.433%
TOTAL COMMERCIAL	1,345	469,528,816	515,939,616	46,410,800	126,700	349,092	383,598	9.88%	2.113%
ALL CLASSES	7,834	968,524,616	1,013,453,116	44,928,500	57,900	123,631	129,366	4.64%	4.151%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT		ALDERPERSON WITKOWSKI							
PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	\$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	10,127	1,331,576,300	1,327,152,700	-4,423,600	127,500	131,488	131,051	-0.33%	5.436%
CONDOMINIUM	644	45,270,100	44,539,600	-730,500	65,800	70,295	69,161	-1.61%	0.182%
TOTAL RESIDENTIAL	10,771	1,376,846,400	1,371,692,300	-5,154,100	125,500	127,829	127,351	-0.37%	5.619%
MANUFACTURING	25	31,988,600	32,156,100	167,500	1,046,900	1,279,544	1,286,244	0.52%	0.132%
TOTAL MANUFACTURING	25	31,988,600	32,156,100	167,500	1,046,900	1,279,544	1,286,244	0.52%	0.132%
LOCAL COMMERCIAL	364	145,561,800	148,760,900	3,199,100	273,500	399,895	408,684	2.20%	0.609%
SPECIAL COMMERCIAL	232	454,610,800	461,551,544	6,940,744	1,220,000	1,959,529	1,989,446	1.53%	1.891%
APARTMENTS	241	179,360,700	179,631,100	270,400	308,600	744,235	745,357	0.15%	0.736%
TOTAL COMMERCIAL	837	779,533,300	789,943,544	10,410,244	375,100	931,342	943,780	1.34%	3.236%
ALL CLASSES	11,633	2,188,368,300	2,193,791,944	5,423,644	127,700	188,117	188,584	0.25%	8.987%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT		ALDERPERSON ZIELINSKI							
PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	\$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	11,019	1,504,092,800	1,529,088,200	24,995,400	132,600	136,500	138,768	1.66%	6.264%
CONDOMINIUM	341	44,446,000	49,482,000	5,036,000	149,900	130,340	145,109	11.33%	0.203%
TOTAL RESIDENTIAL	11,360	1,548,538,800	1,578,570,200	30,031,400	132,800	136,315	138,959	1.94%	6.466%
MANUFACTURING	37	27,044,600	25,966,100	-1,078,500	387,200	730,935	701,786	-3.99%	0.106%
TOTAL MANUFACTURING	37	27,044,600	25,966,100	-1,078,500	387,200	730,935	701,786	-3.99%	0.106%
LOCAL COMMERCIAL	526	118,858,100	121,130,600	2,272,500	174,000	225,966	230,286	1.91%	0.496%
SPECIAL COMMERCIAL	84	110,832,200	111,339,400	507,200	676,000	1,319,431	1,325,469	0.46%	0.456%
APARTMENTS	249	100,141,400	101,118,800	977,400	245,100	402,174	406,100	0.98%	0.414%
TOTAL COMMERCIAL	859	329,831,700	333,588,800	3,757,100	218,600	383,972	388,346	1.14%	1.366%
ALL CLASSES	12,256	1,905,415,100	1,938,125,100	32,710,000	134,600	155,468	158,137	1.72%	7.939%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	15	ALDERPERSON STAMPER							
PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	\$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	7,879	344,519,100	341,211,250	-3,307,850	35,000	43,726	43,306	-0.96%	1.398%
CONDOMINIUM	104	4,042,500	4,023,300	-19,200	34,050	38,870	38,686	-0.47%	0.016%
TOTAL RESIDENTIAL	7,983	348,561,600	345,234,550	-3,327,050	35,000	43,663	43,246	-0.95%	1.414%
MANUFACTURING	28	44,753,900	56,704,900	11,951,000	325,800	1,598,354	2,025,175	26.70%	0.232%
TOTAL MANUFACTURING	28	44,753,900	56,704,900	11,951,000	325,800	1,598,354	2,025,175	26.70%	0.232%
LOCAL COMMERCIAL	651	65,684,750	68,291,815	2,607,065	67,900	100,898	104,903	3.97%	0.280%
SPECIAL COMMERCIAL	60	42,936,900	43,139,200	202,300	459,000	715,615	718,987	0.47%	0.177%
APARTMENTS	142	50,270,700	51,508,700	1,238,000	101,800	354,019	362,737	2.46%	0.211%
TOTAL COMMERCIAL	853	158,892,350	162,939,715	4,047,365	76,500	186,275	191,020	2.55%	0.667%
ALL CLASSES	8,864	552,207,850	564,879,165	12,671,315	36,700	62,298	63,727	2.29%	2.314%
ALL CLASSES	152,186	23,751,076,170	24,412,067,899	660,991,729		156,066	160,409	2.29%	

2015 REAL ESTATE TOTALS FOR 2016 TAX RATE PURPOSES

4-Dec-15

MILWAUKEE

	LAND	IMPRV	TOTAL	PCT OF TOTAL
RESIDENTIAL	\$ 2,247,516,830	\$ 10,242,797,570	\$ 12,490,314,400	51.19%
CONDOMINIUM	123,173,603	1,641,476,297	1,764,649,900	7.23%
MERCANTILE	420,687,205	1,533,371,600	1,954,058,805	8.01%
SPECIAL MER	807,575,300	3,577,465,894	4,385,041,194	17.97%
APARTMENTS	376,540,600	2,713,394,500	3,089,935,100	12.66%
MANUFACTURING	150,059,000	565,809,900	715,868,900	2.93%
TOTAL	\$ 4,125,552,538	\$ 20,274,315,761	\$ 24,399,868,299	100.00%
OMITTED	\$ 422,500	\$ 1,687,200	\$ 2,109,700	

WASHINGTON

	LAND	IMPRV	TOTAL	PCT OF TOTAL
	\$ 0	\$ 0	\$ 0	0.00%
	0	0	0	0.00%
	215,000	904,000	1,119,000	100.00%
	0	0	0	0.00%
	0	0	0	0.00%
	0	0	0	0.00%
TOTAL	\$ 215,000	\$ 904,000	\$ 1,119,000	100.00%
OMITTED	\$ 0	\$ 0	\$ 0	

WAUKESHA

	LAND	IMPRV	TOTAL	PCT OF TOTAL
	\$ 0	\$ 0	\$ 0	0.00%
	0	0	0	0.00%
	139,300	0	139,300	1.26%
	0	0	0	0.00%
	0	0	0	0.00%
	0	0	0	0.00%
	1,611,500	9,329,800	10,941,300	98.74%
TOTAL	\$ 1,750,800	\$ 9,329,800	\$ 11,080,600	100.00%
OMITTED	\$ 0	\$ 0	\$ 0	

ALL COUNTIES

	LAND	IMPRV	TOTAL	PCT OF TOTAL	
	\$ 2,247,516,830	\$ 10,242,797,570	\$ 12,490,314,400	51.16%	RESIDENTIAL
	123,173,603	1,641,476,297	1,764,649,900	7.23%	CONDOMINIUM
	421,041,505	1,534,275,600	1,955,317,105	8.01%	MERCANTILE
	807,575,300	3,577,465,894	4,385,041,194	17.96%	SPECIAL MER
	376,540,600	2,713,394,500	3,089,935,100	12.66%	APARTMENTS
	151,670,500	575,139,700	726,810,200	2.98%	MANUFACTURING
TOTAL	\$ 4,127,518,338	\$ 20,284,549,561	\$ 24,412,067,899	100.00%	TOTAL REAL ESTATE
OMITTED	\$ 422,500	\$ 1,687,200	\$ 2,109,700		OMITTED

\$ 4,127,940,838 \$ 20,286,236,761 \$ 24,414,177,599 TOTAL

MILWAUKEE

	LAND	IMPRV	TOTAL	PCT OF TOTAL
RESIDENTIAL	\$ 2,370,690,433	\$ 11,884,273,867	\$ 14,254,964,300	58.42%
COMMERCIAL	1,604,803,105	7,824,231,994	9,429,035,099	38.64%
MANUFACTURING	150,059,000	565,809,900	715,868,900	2.93%
TOTAL	\$ 4,125,552,538	\$ 20,274,315,761	\$ 24,399,868,299	100.00%
OMITTED	422,500	1,687,200	2,109,700	

WASHINGTON

	LAND	IMPRV	TOTAL	PCT OF TOTAL
	\$ 0	\$ 0	\$ 0	0.00%
	215,000	904,000	1,119,000	100.00%
	0	0	0	0.00%
TOTAL	\$ 215,000	\$ 904,000	\$ 1,119,000	100.00%
OMITTED	0	0	0	

WAUKESHA

	LAND	IMPRV	TOTAL	PCT OF TOTAL
	\$ 0	\$ 0	\$ 0	0.00%
	139,300	0	139,300	1.26%
	1,611,500	9,329,800	10,941,300	98.74%
TOTAL	\$ 1,750,800	\$ 9,329,800	\$ 11,080,600	100.00%
OMITTED	0	0	0	

ALL COUNTIES

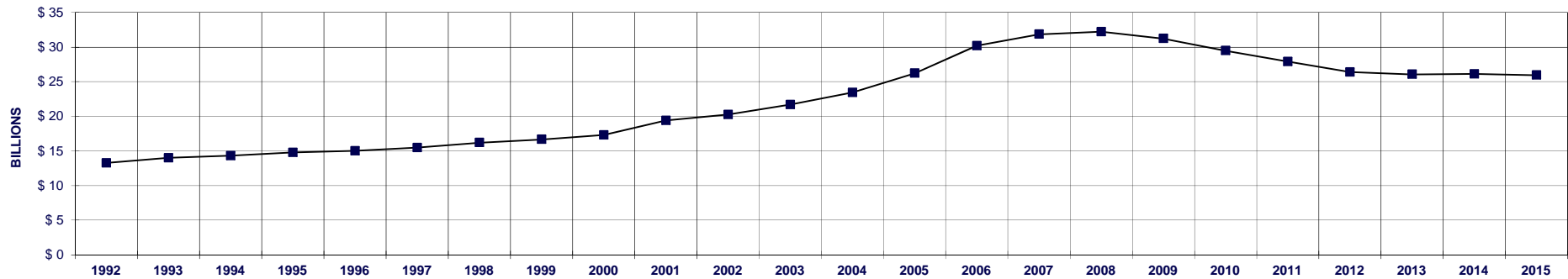
	LAND	IMPRV	TOTAL	PCT OF TOTAL	
	\$ 2,370,690,433	\$ 11,884,273,867	\$ 14,254,964,300	58.39%	RESIDENTIAL
	1,605,157,405	7,825,135,994	9,430,293,399	38.63%	COMMERCIAL
	151,670,500	575,139,700	726,810,200	2.98%	MANUFACTURING
TOTAL	\$ 4,127,518,338	\$ 20,284,549,561	\$ 24,412,067,899	100.00%	TOTAL REAL ESTATE
OMITTED	422,500	1,687,200	\$ 2,109,700		OMITTED

2015 PERSONAL PROPERTY TOTALS FOR 2016 TAX PURPOSES											
											MILWAUKEE
MILWAUKEE	NON-MFG MFG	MTP 73,408,700	OFFICE 60,649,200	COPY-PH 53,673,715 0	BLDG ON LL 34,827,129 806,800	LEASED 39,221,653 0	SUPPLIES 8,889,960 0	OTHER 36,109,690 26,430,400	DOOMAGED 5,628,790 0	TOTAL 688,171,118 161,295,100	
	MILW TOTAL PP PCT OF COUNTY	213,880,982 25.18%	429,997,099 50.62%	53,673,715 6.32%	35,633,929 4.19%	39,221,653 4.62%	8,889,960 1.05%	62,540,090 7.36%	5,628,790 0.66%	849,466,218 100.00%	MILW TOTAL PP PCT OF COUNTY
											WAUKESHA
WAUKESHA	NON-MFG MFG	0 1,125,300	0 292,700	0 0	0 0	0 0	0 0	0 11,300	0 0	0 1,429,300	
	WAUK TOTAL PP PCT OF COUNTY	1,125,300 78.73%	292,700 20.48%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	11,300 0.79%	0 0.00%	1,429,300 100.00%	WAUK TOTAL PP PCT OF COUNTY
											WASHINGTON
WASHINGTON	NON-MFG MFG	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	
	WASH TOTAL PP PCT OF COUNTY	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	WASH TOTAL PP PCT OF COUNTY
PP TOTAL PCT OF ALL COUNTIES		215,006,282 25.27%	430,289,799 50.57%	53,673,715 6.31%	35,633,929 4.19%	39,221,653 4.61%	8,889,960 1.04%	62,551,390 7.35%	5,628,790 0.66%	850,895,518 100.00%	PP TOTAL FOR TAX PURPOSES PCT OF ALL COUNTIES
											OMITTED:
OMITTED:*											
MILW NON-MFG MILW MFG		136,602 0	1,107,939 0	38,747 0	0 0	0 0	10,207 0	11,189 0	0 0	1,304,684 0	MILW NON-MFG MILW MFG
MILW OMITTED TOTAL		136,602	1,107,939	38,747	0	0	10,207	11,189	0	1,304,684	MILW OMITTED TOTAL
WASH NON-MFG WASH MFG		0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	WASH NON-MFG WASH MFG
WASH OMITTED TOTAL		0	0	0	0	0	0	0	0	0	WASH OMITTED TOTAL
WAUK NON-MFG WAUK MFG		0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	WAUK NON-MFG WAUK MFG
WAUK OMITTED TOTAL		0	0	0	0	0	0	0	0	0	WAUK OMITTED TOTAL
OMITTED NON-MFG TOTAL		136,602	1,107,939	38,747	0	0	10,207	11,189	0	1,304,684	
OMITTED MFG TOTAL		0	0	0	0	0	0	0	0	0	
OMITTED TOTAL		136,602	1,107,939	38,747	0	0	10,207	11,189	0	1,304,684	OMITTED TOTAL
											ALL COUNTY SUMMARY
ALL COUNTY SUMMARY	LOCAL MFG TOTAL PCT OF TOTAL	MTP 140,472,282 74,534,000 215,006,282 25.27%	OFFICE 369,347,899 60,941,900 430,289,799 50.57%	COPY-PH 53,673,715 0 53,673,715 6.31%	BLDG ON LL 34,827,129 806,800 35,633,929 4.19%	LEASED 39,221,653 0 39,221,653 4.61%	SUPPLIES 8,889,960 0 8,889,960 1.04%	OTHER 36,109,690 26,441,700 62,551,390 7.35%	DOOMAGED 5,628,790 0 5,628,790 0.66%	TOTAL \$ 688,171,118 \$ 162,724,400 \$ 850,895,518 100.00%	LOCAL MFG TOTAL PCT OF TOTAL
	OMITTED-LOCAL OMITTED-MFG TOTAL	136,602 0 136,602	1,107,939 0 1,107,939	38,747 0 38,747	0 0 0	0 0 0	10,207 0 10,207	11,189 0 11,189	0 0 0	1,304,684 0 \$ 1,304,684	OMITTED-LOCAL OMITTED-MFG TOTAL
	GRAND TOTAL	215,142,884	431,397,738	53,712,462	35,633,929	39,221,653	8,900,167	62,562,579	5,628,790	\$ 852,200,202	GRAND TOTAL

EQUALIZED VALUES - CITY OF MILWAUKEE, MILWAUKEE COUNTY
As Determined by the Wisconsin Department of Revenue (Includes TID Increment)
1992 through 2015

ASSMT YEAR	BUDGET YEAR	RESIDENTIAL	COMMERCIAL	MANUFACTURING	TOTAL REAL ESTATE	LOCALLY ASS'D P.P. @100%	MFG P.P.	TOTAL PERSONAL PROPERTY	TOTAL EQUALIZED VALUE	% CHANGE	ASSMT LEVEL
1992	1993	7,298,070,000	4,469,385,900	526,050,000	12,293,505,900	627,104,000	346,687,200	973,791,200	\$ 13,267,297,100	0.62%	99.90
1993	1994	7,521,849,800	4,610,977,000	551,966,500	12,684,793,300	982,524,700	362,753,100	1,345,277,800	\$ 14,030,071,100	5.75%	96.39
1994	1995	7,911,127,100	4,700,816,900	554,128,100	13,166,072,100	820,859,300	357,540,200	1,178,399,500	\$ 14,344,471,600	2.24%	98.23
1995	1996	8,246,386,000	4,816,937,000	558,136,300	13,621,459,300	843,894,600	337,612,300	1,181,506,900	\$ 14,802,966,200	3.20%	94.87
1996	1997	8,501,628,200	4,832,185,200	564,031,800	13,897,845,200	796,249,500	329,129,300	1,125,378,800	\$ 15,023,224,000	1.49%	98.87
1997	1998	8,859,450,500	4,883,268,800	579,016,500	14,321,735,800	833,914,100	339,557,000	1,173,471,100	\$ 15,495,206,900	3.14%	96.40
1998	1999	9,133,137,500	5,240,816,800	618,604,400	14,992,558,700	846,872,700	372,079,900	1,218,952,600	\$ 16,211,511,300	4.62%	99.14
1999	2000	9,683,605,700	5,542,613,400	664,870,300	15,891,089,400	570,614,000	222,005,100	792,619,100	\$ 16,683,708,500	2.91%	93.29
2000	2001	10,187,868,400	5,508,737,200	713,760,400	16,410,366,000	679,785,200	231,969,000	911,754,200	\$ 17,322,120,200	3.83%	101.10
2001	2002	11,364,343,700	6,242,525,400	749,682,700	18,356,551,800	858,515,200	215,050,600	1,073,565,800	\$ 19,430,117,600	12.17%	93.37
2002	2003	12,179,233,100	6,440,638,000	760,970,700	19,380,841,800	688,202,400	206,892,500	895,094,900	\$ 20,275,936,700	4.35%	98.10
2003	2004	13,236,432,500	6,860,817,700	734,345,300	20,831,595,500	690,451,000	186,811,500	877,262,500	\$ 21,708,858,000	7.07%	97.07
2004	2005	14,496,333,300	7,406,741,900	733,428,000	22,636,503,200	651,572,785	182,129,015	833,701,800	\$ 23,470,205,000	8.11%	96.84
2005	2006	16,481,059,800	8,187,211,200	734,345,100	25,402,616,100	660,278,500	173,937,400	834,215,900	\$ 26,236,832,000	11.79%	96.02
2006	2007	18,875,983,000	9,661,693,900	765,940,100	29,303,617,000	733,233,000	170,027,900	903,260,900	\$ 30,206,877,900	15.13%	94.47
2007	2008	20,033,287,300	10,133,314,400	763,466,900	30,930,068,600	780,541,600	156,533,800	937,075,400	\$ 31,867,144,000	5.50%	92.31
2008	2009	20,285,128,900	10,185,265,100	800,818,200	31,271,212,200	791,057,300	176,303,600	967,360,900	\$ 32,238,573,100	1.17%	95.21
2009	2010	19,137,313,700	10,377,349,200	772,686,500	30,287,349,400	791,913,300	166,898,500	958,811,800	\$ 31,246,161,200	-3.08%	92.82
2010	2011	17,819,181,200	9,940,916,600	748,477,400	28,508,575,200	827,035,700	164,924,200	991,959,900	\$ 29,500,535,100	-5.59%	95.66
2011	2012	16,803,589,100	9,503,378,000	729,703,100	27,036,670,200	741,524,400	156,893,600	898,418,000	\$ 27,935,088,200	-5.31%	100.47
2012	2013	15,490,555,900	9,332,038,000	721,176,500	25,543,770,400	699,956,800	164,195,800	864,152,600	\$ 26,407,923,000	-5.47%	96.19
2013	2014	14,754,535,800	9,719,623,500	725,944,800	25,200,104,100	710,054,800	165,353,800	875,408,600	\$ 26,075,512,700	-1.26%	96.27
2014	2015	14,480,049,700	9,882,092,200	727,336,300	25,089,478,200	874,731,900	160,230,700	1,034,962,600	\$ 26,124,440,800	0.19%	95.82
2015	2016	14,322,856,800	10,148,170,900	739,362,100	25,210,389,800	595,011,800	161,295,100	756,306,900	\$ 25,966,696,700	-0.60%	96.79

TOTAL EQUALIZED VALUE
1992 THROUGH 2015



**EQUALIZED VALUES RECOMMENDED BY THE
STATE SUPERVISOR OF ASSESSMENTS FOR
THE CITY OF MILWAUKEE**

YEAR	REAL ESTATE	PERSONAL PROPERTY	TOTAL	CITY'S % OF MMSD	CITY'S % OF COUNTY
1999 Milw.Co.	\$ 15,891,089,400	\$ 792,619,100	\$ 16,683,708,500	46.8666	45.828
Wash.Co.	\$ 929,700	\$ 305,400	\$ 1,235,100		
Wauk.Co.	\$ 13,548,300	\$ 2,733,400	\$ 16,281,700		
Total*	\$ 15,905,567,400	\$ 795,657,900	\$ 16,701,225,300		
2000 Milw.Co.	\$ 16,410,366,000	\$ 911,754,200	\$ 17,322,120,200	46.3841	45.313
Wash.Co.	\$ 985,900	\$ 458,100	\$ 1,444,000		
Wauk.Co.	\$ 18,415,200	\$ 2,272,000	\$ 20,687,200		
Total*	\$ 16,429,767,100	\$ 914,484,300	\$ 17,344,251,400		
2001 Milw.Co.	\$ 18,356,551,800	\$ 1,073,565,800	\$ 19,430,117,600	47.5934	46.499
Wash.Co.	\$ 985,900	\$ 824,600	\$ 1,810,500		
Wauk.Co.	\$ 18,459,900	\$ 3,442,200	\$ 21,902,100		
Total*	\$ 18,375,997,600	\$ 1,077,832,600	\$ 19,453,830,200		
2002 Milw.Co.	\$ 19,380,841,800	\$ 895,094,900	\$ 20,275,936,700	46.8179	45.734
Wash.Co.	\$ 926,200	\$ 60,000	\$ 986,200		
Wauk.Co.	\$ 18,488,600	\$ 2,975,500	\$ 21,464,100		
Total*	\$ 19,400,256,600	\$ 898,130,400	\$ 20,298,387,000		
2003 Milw.Co.	\$ 20,831,595,500	\$ 877,262,500	\$ 21,708,858,000	46.9193	45.852
Wash.Co.	\$ 934,500	\$ 108,300	\$ 1,042,800		
Wauk.Co.	\$ 18,486,200	\$ 2,367,000	\$ 20,853,200		
Total*	\$ 20,851,016,200	\$ 879,737,800	\$ 21,730,754,000		
2004 Milw.Co.	\$ 22,636,503,200	\$ 833,701,800	\$ 23,470,205,000	46.8266	45.883
Wash.Co.	\$ 934,500	\$ 76,600	\$ 1,011,100		
Wauk.Co.	\$ 18,486,200	\$ 2,071,400	\$ 20,557,600		
Total*	\$ 22,655,923,900	\$ 835,849,800	\$ 23,491,773,700		
2005 Milw.Co.	\$ 25,402,616,100	\$ 834,215,900	\$ 26,236,832,000	47.1728	46.29
Wash.Co.	\$ 934,500	\$ 41,900	\$ 976,400		
Wauk.Co.	\$ 16,904,400	\$ 2,001,000	\$ 18,905,400		
Total*	\$ 25,420,455,000	\$ 836,258,800	\$ 26,256,713,800		
2006 Milw.Co.	\$ 29,303,617,000	\$ 903,260,900	\$ 30,206,877,900	48.5992	47.49
Wash.Co.	\$ 943,600	\$ 15,100	\$ 958,700		
Wauk.Co.	\$ 17,115,700	\$ 2,033,200	\$ 19,148,900		
Total*	\$ 29,321,676,300	\$ 905,309,200	\$ 30,226,985,500		
2007 Milw.Co.	\$ 30,930,068,600	\$ 937,075,400	\$ 31,867,144,000	48.8681	47.478
Wash.Co.	\$ 945,800	\$ 50,800	\$ 996,600		
Wauk.Co.	\$ 17,140,000	\$ 1,911,500	\$ 19,051,500		
Total*	\$ 30,948,154,400	\$ 939,037,700	\$ 31,887,192,100		
2008 Milw.Co.	\$ 31,271,212,200	\$ 967,360,900	\$ 32,238,573,100	48.6094	47.252
Wash.Co.	\$ 0	\$ 0	\$ 0		
Wauk.Co.	\$ 17,135,400	\$ 1,816,500	\$ 18,951,900		
Total*	\$ 31,288,347,600	\$ 969,177,400	\$ 32,257,525,000		
2009 Milw.Co.	\$ 30,287,349,400	\$ 958,811,800	\$ 31,246,161,200	48.1408	46.749
Wash.Co.	\$ 1,902,800	\$ 241,600	\$ 2,144,400		
Wauk.Co.	\$ 16,394,900	\$ 1,628,700	\$ 18,023,600		
Total*	\$ 30,305,647,100	\$ 960,682,100	\$ 31,266,329,200		
2010 Milw.Co.	\$ 28,508,575,200	\$ 991,959,900	\$ 29,500,535,100	47.9124	46.528
Wash.Co.	\$ 1,468,600	\$ 199,800	\$ 1,668,400		
Wauk.Co.	\$ 16,390,400	\$ 2,189,300	\$ 18,579,700		
Total*	\$ 28,526,434,200	\$ 994,349,000	\$ 29,520,783,200		
2011 Milw.Co.	\$ 27,036,670,200	\$ 898,418,000	\$ 27,935,088,200	46.8827	45.72
Wash.Co.	\$ 1,146,100	\$ 155,200	\$ 1,301,300		
Wauk.Co.	\$ 16,391,200	\$ 1,889,200	\$ 18,280,400		
Total*	\$ 27,054,207,500	\$ 900,462,400	\$ 27,954,669,900		
2012 Milw.Co.	\$ 25,543,770,400	\$ 864,152,600	\$ 26,407,923,000	46.7936	45.714303
Wash.Co.	\$ 1,127,300	\$ 130,000	\$ 1,257,300		
Wauk.Co.	\$ 11,126,100	\$ 1,625,600	\$ 12,751,700		
Total*	\$ 25,556,023,800	\$ 865,908,200	\$ 26,421,932,000		
2013 Milw.Co.	\$ 25,200,104,100	\$ 875,408,600	\$ 26,075,512,700	46.6452	45.7554408
Wash.Co.	\$ 1,156,100	\$ 124,000	\$ 1,280,100		
Wauk.Co.	\$ 11,135,700	\$ 1,682,600	\$ 12,818,300		
Total*	\$ 25,212,395,900	\$ 877,215,200	\$ 26,089,611,100		
2014 Milw.Co.	\$ 25,089,478,200	\$ 1,034,962,600	\$ 26,124,440,800	45.8172	44.9558482
Wash.Co.	\$ 1,033,800	\$ 0	\$ 1,033,800		
Wauk.Co.	\$ 11,128,300	\$ 1,505,200	\$ 12,633,500		
Total*	\$ 25,101,640,300	\$ 1,036,467,800	\$ 26,138,108,100		

* Includes tax increment

TAX INCREMENTAL DISTRICTS - 1976 - 2015 (ACTIVE TID_s IN BOLD)
EQUALIZED VALUES AS CERTIFIED BY THE WISCONSIN DEPARTMENT OF REVENUE

[illegible]

ABSTRACT OF 2015 TAX ROLL
Milwaukee, Wisconsin
December 2015

ASSESSED VALUES	WASHINGTON COUNTY	WAUKESHA COUNTY	MILWAUKEE COUNTY
Land	\$ 215,000	\$ 1,750,800	\$ 4,125,552,538
Improvements	\$ 904,000	\$ 9,329,800	\$ 20,274,315,761
Personal Property	<u>\$ 0</u>	<u>\$ 1,429,300</u>	<u>\$ 849,466,218</u>
Total	\$ 1,119,000	\$ 12,509,900	\$ 25,249,334,517
 COMBINED			
Land		\$ 4,127,518,338	
Improvements		<u>\$ 20,284,549,561</u>	
Total Real Estate		\$ 24,412,067,899	
Personal Property		<u>\$ 850,895,518</u>	
Grand Total		\$ 25,262,963,417	

TAX RATES PER \$1000 *			
TAXING UNIT	WASHINGTON COUNTY	WAUKESHA COUNTY	MILWAUKEE COUNTY
City	11.14945487	10.36213559	10.61090233
School	13.06230563	11.65389492	12.43135664
MATC	1.358650581	1.262709534	1.293024402
MMSD	1.885379803	1.752245821	1.794295299
State	0.183386953	0.170436215	0.17452754
County	<u>2.811635389</u>	<u>2.050509596</u>	<u>5.280108543</u>
Total	\$ 30.451	\$ 27.252	\$ 31.584
* Gross-includes allowable TID levy - Rate totals are rounded			

TAX LEVY			
	WASHINGTON COUNTY	WAUKESHA COUNTY	MILWAUKEE COUNTY
County & State Charges	\$ 3,351.43	\$ 27,783.81	\$ 132,092,196.41
City of Milwaukee	12,476.24	129,629.28	256,596,675.48
Milwaukee School Board	14,616.72		300,619,549.28
Menomonee Falls School Bd.		\$ 145,789.06	
MATC/Technical Colleges	\$ 1,520.33	\$ 15,796.37	31,268,370.18
Milwaukee Sewer District	<u>\$ 2,109.74</u>	<u>\$ 21,920.42</u>	43,390,710.95
TID 15 - 79			<u>33,513,325.47</u>
Total	\$ 34,074.46	\$ 340,918.94	\$ 797,480,827.77
 Milwaukee - All Counties	 TOTAL LEVY	 TOTAL YIELD	 OVER RUN
	\$ 797,855,821.17	\$ 797,865,263.36	\$ 111,903.34

ABSTRACT OF 2015 TAX ROLL
Milwaukee, Wisconsin
December 2015

TOTAL COLLECTIONS	
Specials	\$ 55,342,514.16
Kline	
WDR Penalty PP	
Total R.E. & P.P.	\$ 853,207,777.52
Occupational	<u>0.00</u>
Grand Total	\$ 853,207,777.52

OVERRUN		
Omitted	Regular	Total
\$ 102,461.15	\$ 9,442.19	\$ 111,903.34

CREDIT DISTRIBUTION	
Washington County	
General Government Credit	\$ 0.00
School Credit	\$ 2,653.25
Total Available for Distribution	\$ 2,653.25
Credit Distributed	<u>\$ 2,653.26</u>
Under(-) & Over(+) Distribution	\$ 0.01
Waukesha County	
General Government Credit	\$ 0.00
School Credit	\$ 27,921.02
Total Available for Distribution	\$ 27,921.02
Credit Distributed	<u>\$ 27,920.84</u>
Under(-) & Over(+) Distribution	-\$ 0.18
Milwaukee County	
General Government	\$ 0.00
School Credit	\$ 56,102,848.97
Sub Total	\$ 56,102,848.97
Unused Prior Credit	\$ 141,327.01
Total Available for Distribution	\$ 56,244,175.98
Credit Distributed	<u>\$ 56,245,430.86</u>
Under(-) & Over(+) Distribution	\$ 1,254.88
Total available for distribution	\$ 56,274,750.25
Total credits distributed	<u>\$ 56,276,004.96</u>
Total Under(-) & Over(+) Distribution	\$ 1,254.71

CITY OF MILWAUKEE TAX RATES - 1995 THROUGH 2016

December 2, 2015

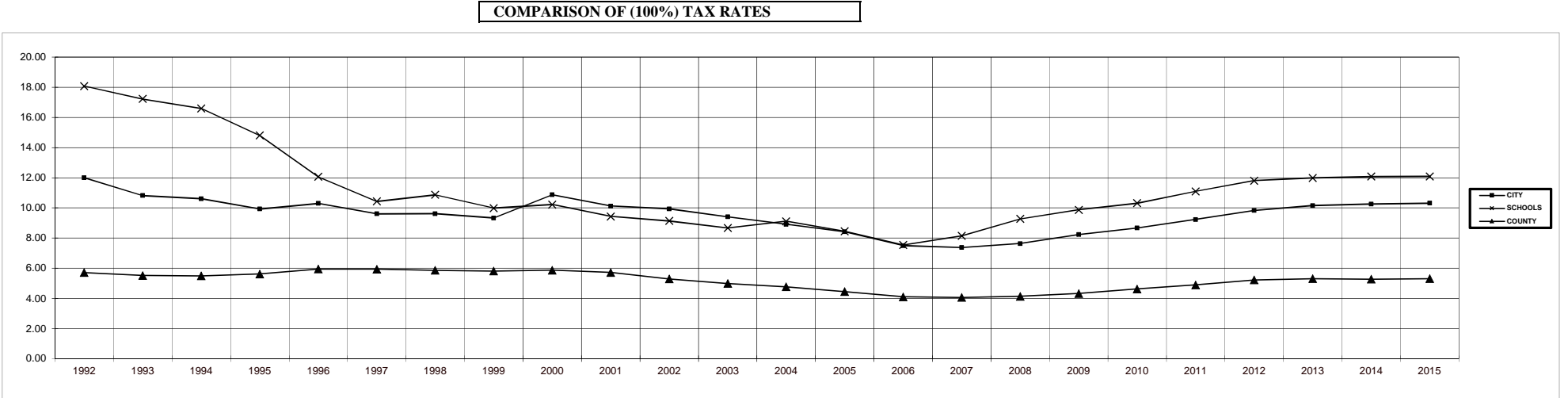
(1)		(2)		(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
BUDGET YEAR	ASSMT YEAR	ASSESSED VALUE	RATIO OF ASSMT TO FULL VALUE	CITY TAX RATE	SCHOOL TAX RATE	MATC TAX RATE	MMSD TAX RATE	STATE & COUNTY TAX RATE	GROSS TAX RATE	STATE & SCHOOL CREDIT	AV NET TAX RATE	EFF TAX RATE	ASSMT YEAR
1995	1994	14,029,733,500	0.9823	10.86	16.99	2.04	3.07	5.62	38.58	1.92	36.66	36.01	1994
1996	1995	13,976,648,900	0.9487	10.53	15.70	2.10	2.81	5.95	37.09	1.86	35.23	33.42	1995
1997	1996	14,850,606,600	0.9887	10.24	12.00	2.01	1.72	5.92	31.89	2.46	29.43	29.10	1996
1998	1997	14,914,137,234	0.964	9.99	10.85	2.11	1.77	6.17	30.89	2.35	28.54	27.51	1997
1999	1998	16,072,114,035	0.9914	9.71	10.97	2.01	1.72	5.92	30.33	2.04	28.29	28.05	1998
2000	1999	15,774,873,167	0.9328	9.69	10.38	2.16	1.80	6.03	30.06	2.00	28.06	26.17	1999
2001	2000	17,582,994,597	1.011	10.49	9.87	2.00	1.68	5.66	29.70	1.69	28.01	28.32	2000
2002	2001	17,699,784,394	0.9337	10.87	10.12	2.23	1.87	6.13	31.22	1.66	29.56	27.60	2001
2003	2002	19,866,283,515	0.981	10.15	9.34	2.05	1.74	5.40	28.68	1.43	27.25	26.73	2002
2004	2003	21,009,517,241	0.9707	9.73	8.96	2.04	1.64	5.15	27.52	1.35	26.17	25.40	2003
2005	2004	22,772,419,500	0.9684	9.19	9.40	2.00	1.59	4.91	27.09	1.23	25.86	25.04	2004
2006	2005	25,222,149,174	0.9602	8.75	8.79	1.96	1.48	4.63	25.61	1.11	24.50	23.52	2005
2007	2006	28,354,951,841	0.9447	7.99	8.04	1.89	1.39	4.37	23.68	1.27	22.41	21.17	2006
2008	2007	29,374,372,962	0.9231	8.00	8.84	1.92	1.39	4.40	24.56	1.43	23.13	21.35	2007
2009	2008	30,431,675,204	0.9521	8.09	9.82	1.94	1.37	4.38	25.60	1.57	24.03	22.88	2008
2010	2009	28,944,573,372	0.9282	8.89	10.66	2.06	1.43	4.66	27.70	1.72	25.98	24.11	2009
2011	2010	28,048,464,348	0.9566	9.12	10.86	2.02	1.52	4.87	28.39	1.81	26.57	25.42	2010
2012	2011	27,917,642,983	1.0047	9.25	11.11	1.95	1.51	4.89	28.71	1.81	26.90	27.03	2011
2013	2012	25,322,100,578	0.9619	10.25	12.31	2.21	1.70	5.44	31.91	1.96	29.95	28.81	2012
2014	2013	25,034,158,099	0.9627	10.58	12.49	2.22	1.78	5.53	32.60	1.98	30.62	29.48	2013
2015	2014	25,024,542,439	0.9582	10.71	12.62	1.33	1.79	5.5	31.95	1.98	29.97	28.72	2014
2016	2015	25,262,963,417	0.9679	10.61	12.43	1.29	1.79	5.46	31.58	2.23	29.35	28.41	2015

COMPARISON OF EFFECTIVE TAX RATES 1992 - 2015

ASSMT YEAR	BUDGET YEAR	ASSESSED VALUE*	ASSMT RATIO	CITY RATE	SCHOOL RATE	MATC RATE	MMSD RATE	EFFECTIVE MMSD RATE	STATE & COUNTY RATE	EFFECTIVE ST/COUNTY RATE	GROSS RATE	EFFECTIVE GROSS RATE	STATE & SCHOOL CREDIT	EFFECTIVE STATE/SCH CREDIT	NET RATE	EFFECTIVE RATE @ 100%		
																GROSS	NET	YEAR
1992	1993	13,336,770,460	99.90%	11.949000	18.004000	1.998000	2.989000	2.986011	5.683000	5.677317	40.622000	40.581378	2.238000	2.235762	38.385000	40.798306	38.550592	1992
1993	1994	13,345,967,960	96.39%	11.388508	18.134023	2.091691	3.158419	3.044400	5.802493	5.593023	40.575135	39.110372	2.134492	2.057437	38.440643	38.546986	36.519189	1993
1994	1995	14,029,733,500	98.23%	10.861808	16.991079	2.044291	3.071413	3.017135	5.618773	5.519478	38.587364	37.905448	1.921266	1.887313	36.666098	37.689290	35.812743	1994
1995	1996	13,976,648,900	94.87%	10.527604	15.697326	2.106167	2.810419	2.666153	5.951800	5.646279	37.093316	35.189219	1.858579	1.763173	35.234737	34.979578	33.226910	1995
1996	1997	14,850,606,600	98.87%	10.238415	12.002222	2.015103	1.721829	1.702387	5.918302	5.851475	31.895870	31.535718	2.461908	2.434109	29.433963	31.492343	29.061579	1996
1997	1998	14,914,137,234	96.40%	9.989742	10.847708	2.106757	1.768432	1.704813	6.172887	5.950817	30.885526	29.774421	2.350437	2.265880	28.535089	29.694174	27.434406	1997
1998	1999	16,072,114,035	99.14%	9.705274	10.973878	2.012478	1.715776	1.701073	5.916653	5.865950	30.324059	30.064195	2.036091	2.018642	28.287968	30.032099	28.015612	1998
1999	2000	15,773,850,167	93.29%	9.692693	10.380818	2.160808	1.800475	1.679594	6.029061	5.624283	30.063854	28.045428	2.000710	1.866386	28.063144	28.394681	26.505051	1999
2000	2001	17,582,994,597	101.10%	10.491530	9.872690	2.000778	1.677729	1.696197	5.659289	5.721586	29.702016	30.028970	1.696316	1.714989	28.005699	30.111303	28.391610	2000
2001	2002	17,699,784,394	93.37%	10.865079	10.120493	2.227266	1.867878	1.743987	6.134695	5.727798	31.215411	29.144982	1.659844	1.549751	29.555567	28.400274	26.890124	2001
2002	2003	19,866,255,215	98.10%	10.149761	9.336867	2.050763	1.737204	1.704165	5.402421	5.299676	28.677016	28.131624	1.432360	1.405119	27.244656	28.066462	26.664598	2002
2003	2004	21,009,517,241	97.07%	9.726172	8.962140	2.042493	1.641863	1.593801	5.149097	4.998368	27.521766	26.716120	1.352230	1.312646	26.169536	26.607497	25.300191	2003
2004	2005	22,772,419,500	96.84%	9.191844	9.401881	2.000304	1.585524	1.535473	4.911113	4.756081	27.090666	26.235480	1.231746	1.192863	25.858920	26.260425	25.066430	2004
2005	2006	25,222,149,174	96.02%	8.754059	8.791568	1.959492	1.478146	1.419262	4.622808	4.438653	25.606073	24.586023	1.107269	1.063160	24.498804	24.597291	23.533643	2005
2006	2007	28,354,951,841	94.47%	7.994201	8.040493	1.887253	1.386479	1.309791	4.371350	4.129568	23.679774	22.370030	1.265147	1.195171	22.414628	22.213128	21.026340	2006
2007	2008	29,374,372,962	92.31%	8.004727	8.840613	1.923661	1.391061	1.284123	4.405961	4.067253	24.566022	22.677510	1.433763	1.323542	23.132260	22.630108	21.309333	2007
2008	2009	30,431,675,204	95.21%	8.087102	9.825851	1.945471	1.368556	1.303026	4.378133	4.168498	25.605113	24.379078	1.572987	1.497669	24.032126	24.155681	22.671736	2008
2009	2010	28,944,573,372	92.82%	8.885784	10.659539	2.063911	1.430471	1.327819	4.664054	4.329356	27.703759	25.715704	1.720090	1.596654	25.983670	25.647135	24.054736	2009
2010	2011	28,048,464,348	95.66%	9.119473	10.856674	2.019659	1.518460	1.452585	4.865373	4.654303	28.379638	27.148468	1.805538	1.727210	26.574100	26.964360	25.248862	2010
2011	2012	27,917,642,983	100.47%	9.245289	11.108491	1.948482	1.513403	1.520566	4.893929	4.917091	28.709594	28.845470	1.813374	1.821956	26.896220	28.671555	26.860584	2011
2012	2013	25,322,100,578	96.19%	10.251464	12.313487	2.210262	1.700103	1.635317	5.441495	5.234135	31.916811	30.700556	1.962063	1.887294	29.954748	30.587454	28.707115	2012
2013	2014	25,034,158,099	96.27%	10.581771	12.491043	2.217405	1.774727	1.708478	5.524571	5.318342	32.589517	31.372970	1.975255	1.901520	30.614262	31.266248	29.371214	2013
2014	2015	25,024,542,439	95.82%	10.713775	12.619140	1.326830	1.791082	1.716187	5.504441	5.274270	31.955268	30.619042	1.982272	1.899383	29.972996	30.593163	28.695388	2014
2015	2016	25,262,963,417	96.79%	10.610902	12.431357	1.293024	1.794295	1.736621	5.454636	5.279308	31.584215	30.569004	2.227551	2.155951	29.356664	30.711678	28.545666	2015

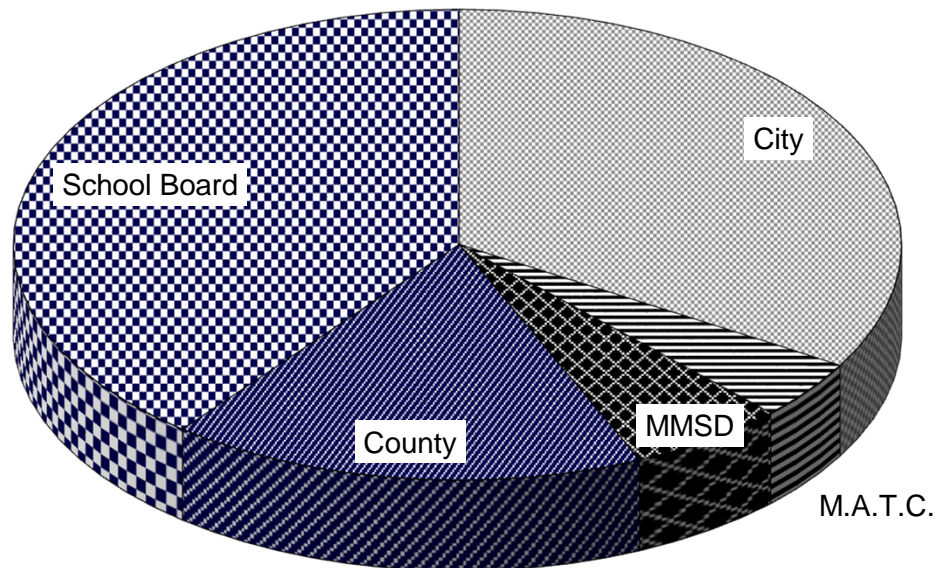
*Includes Washington and Waukesha County portions of the city and all tax increment district totals.

COMPARISON OF (100%) TAX RATES																					
			RATIO OF ASSMT		100%		100%		100%		100%		100%		100%		100%		100%		100%
ASSMT	BUDGET	ASSESSED	TO EQUALIZED	CITY	CITY	SCHOOL	SCHOOL	MATC	MATC	MMSD	MMSD	COUNTY	ST/COUNTY	GROSS	GROSS	STATE	STATE	NET	NET		
YEAR	YEAR	VALUE	VALUE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	CREDIT	CREDIT	RATE	RATE	RATIO	
1992	1993	13,336,770,460		99.90%	11.949000	12.000860	18.004000	18.082140	1.998000	2.006672	2.989000	3.001973	5.683000	5.707665	40.622000	40.798306	2.238000	2.247713	38.384000	38.550592	1.0043
1993	1994	13,345,967,960		96.39%	11.388508	10.819241	18.134023	17.227576	2.091691	1.987136	3.158419	3.000542	5.802493	5.512449	40.575179	38.546986	2.134492	2.027797	38.440687	36.519189	0.9500
1994	1995	14,029,733,500		98.23%	10.861808	10.608991	16.991079	16.595599	2.044291	1.996709	3.071413	2.999924	5.618773	5.487992	38.587442	37.689290	1.921266	1.876547	36.666176	35.812743	0.9767
1995	1996	13,976,648,900		94.87%	10.527604	9.927689	15.697326	14.802815	2.106167	1.986147	2.810419	2.650268	5.951800	5.612637	37.093340	34.979578	1.858579	1.752668	35.234761	33.226910	0.9430
1996	1997	14,850,606,600		98.87%	10.238415	10.294170	12.002222	12.067582	2.015103	2.026076	1.721829	1.731206	5.918302	5.950531	31.895834	32.069529	2.461908	2.475315	29.433926	29.594214	1.0054
1997	1998	14,914,137,234		96.40%	9.989742	9.604382	10.847708	10.429251	2.106757	2.025488	1.768432	1.700214	6.172887	5.934764	30.885604	29.694174	2.350437	2.259767	28.535168	27.434406	0.9614
1998	1999	16,072,114,035		99.14%	9.705274	9.611826	10.973878	10.868216	2.012478	1.993100	1.715776	1.699256	5.916653	5.859684	30.324075	30.032099	2.036091	2.016486	28.287984	28.015612	0.9904
1999	2000	15,773,850,167		93.29%	9.692693	9.327699	10.380818	9.989912	2.160808	2.079439	1.800475	1.732675	6.029061	5.802028	30.063841	28.931740	2.000710	1.925370	28.063131	27.006369	0.9623
2000	2001	17,582,994,597		101.10%	10.491530	10.865881	9.872690	10.224960	2.000778	2.072168	1.677729	1.737592	5.659289	5.861220	29.701990	30.761794	1.696316	1.756843	28.005673	29.004951	1.0357
2001	2002	17,699,784,394		93.37%	10.865079	10.122279	10.120493	9.428598	2.227266	2.074997	1.867878	1.740179	6.134695	5.715292	31.215454	29.081384	1.659844	1.546367	29.555610	27.535017	0.9316
2002	2003	19,866,255,215		98.10%	10.149761	9.933664	9.336867	9.138078	2.050763	2.007100	1.737204	1.700218	5.402421	5.287399	28.677019	28.066462	1.432360	1.401864	27.244659	26.664598	0.9787
2003	2004	21,009,517,241		97.07%	9.726172	9.403052	8.962140	8.664402	2.042493	1.974638	1.641863	1.587318	5.149097	4.978035	27.521820	26.607497	1.352230	1.307306	26.169591	25.300191	0.9668
2004	2005	22,772,419,500		96.84%	9.191844	8.910129	9.401881	9.113729	2.000304	1.938998	1.585524	1.536931	4.911113	4.760596	27.090710	26.260425	1.231746	1.193995	25.858964	25.066430	0.9694
2005	2006	25,222,149,174		96.02%	8.754059	8.409185	8.791568	8.445217	1.959492	1.882296	1.478146	1.419913	4.622808	4.440688	25.606064	24.597291	1.107269	1.063647	24.498794	23.533643	0.9606
2006	2007	28,354,951,841		94.47%	7.994201	7.499064	8.040493	7.542489	1.887253	1.770362	1.386479	1.300604	4.371350	4.100602	23.679781	22.213128	1.265147	1.186787	22.414634	21.026340	0.9381
2007	2008	29,374,372,962		92.31%	8.004727	7.373917	8.840613	8.143932	1.923661	1.772068	1.391061	1.281439	4.405961	4.058751	24.566024	22.630108	1.433763	1.320776	23.132261	21.309333	0.9212
2008	2009	30,431,675,204		95.21%	8.087102	7.629312	9.825851	9.269634	1.945471	1.835343	1.368556	1.291086	4.378133	4.130299	25.605121	24.155681	1.572987	1.483944	24.032134	22.671736	0.9434
2009	2010	28,944,573,372		92.82%	8.885784	8.226146	10.659539	9.868226	2.063911	1.910696	1.430471	1.324280	4.664054	4.317818	27.703725	25.647135	1.720090	1.592399	25.983635	24.054736	0.9258
2010	2011	28,048,464,348		95.66%	9.119473	8.664692	10.856674	10.315260	2.019659	1.918940	1.518460	1.442735	4.865373	4.622741	28.379631	26.964360	1.805538	1.715497	26.574092	25.248862	0.9501
2011	2012	27,917,642,983		100.47%	9.245289	9.233039	11.108491	11.093773	1.948482	1.945900	1.513403	1.511398	4.893929	4.887445	28.709594	28.671555	1.813374	1.810971	26.896220	26.860584	0.9987
2012	2013	25,322,100,578		96.19%	10.251464	9.824469	12.313487	11.800605	2.210262	2.118200	1.700103	1.629290	5.441495	5.214845	31.916858	30.587454	1.962063	1.880339	29.954795	28.707115	0.9583
2013	2014	25,034,158,099		96.27%	10.581771	10.152016	12.491043	11.983748	2.217405	2.127350	1.774727	1.702651	5.524571	5.300203	32.589809	31.266248	1.975255	1.895034	30.614554	29.371214	0.9594
2014	2015	25,024,542,439		95.82%	10.713775	10.257082	12.619140	12.081228	1.326830	1.270272	1.791082	1.714734	5.504441	5.269805	31.955312	30.593163	1.982272	1.897775	29.973040	28.695388	0.9574
2015	2016	25,262,963,417		96.79%	10.610902	10.317763	12.431357	12.087925	1.293024	1.257303	1.794295	1.744726	5.454636	5.303945	31.584232	30.711678	2.227551	2.166012	29.356681	28.545666	0.9724
State tax credit on personal property inventory and livestock reduced effective tax rates by 80% in 1974 through 1980, except 79.1% in 1976.																					
Personal property inventory is exempt for 1981 and subsequent years.																					
In 1990 Milwaukee County enacted a .5% sales tax																					
asmt																					



**2015 COMBINED TAX RATE
PER \$1000 OF ASSESSED VALUE**

	2014 FOR 2015 PURPOSES	2015 FOR 2016 PURPOSES
City	10.71377482	10.61090233
School Board/MPS	12.61914025	12.43135664
M.A.T.C.	1.326830396	1.293024402
Metro Sewer	1.791081718	1.794295299
County/State Forestry	5.504441139	5.454636083
Total Gross Tax Rate	\$31.96	\$31.58
General State Credit	0.005298142	0.005597257
School Credit	1.976974337	2.22195357
NET TAX RATE (Milwaukee County)	\$ 29.973	\$ 29.357



**TAX LEVIES INCLUDING TID INCREMENT - ALL TAXING BODIES
1992 THROUGH 2016 BUDGETS**

												TOTAL LEVY							
ASSMT	BUDGET	CITY	%	SCHOOL	%	COUNTY	%	MMSD	%	MATC	%	ALL TAXING	%	STATE	%	NET	%		
YEAR	YEAR	LEVY*	CHG	LEVY	CHG	LEVY	CHG	LEVY	CHG	LEVY	CHG	BODIES	CHG	CREDITS**	CHG	TAX LEVY	CHG		
1993	1994	151,988,540	-0.046	242,005,372	0.009	77,400,333	0.022	42,152,158	0.058	27,915,256	0.048	541,461,658	0.000	28,461,840	-0.046	512,999,818	0.003		
1994	1995	152,384,430	0.003	238,361,479	-0.015	78,785,133	0.018	43,091,109	0.022	28,680,137	0.027	541,302,289	0.000	26,939,841	-0.053	514,362,448	0.003		
1995	1996	147,139,359	-0.034	219,413,656	-0.079	83,140,312	0.055	39,280,242	-0.088	29,436,902	0.026	518,410,471	-0.042	25,974,526	-0.036	492,435,945	-0.043		
1996	1997	152,049,923	0.033	178,284,601	-0.187	87,842,511	0.057	25,570,208	-0.349	29,926,139	0.017	473,673,382	-0.086	36,564,472	0.408	437,108,910	-0.112		
1997	1998	148,981,804	-0.020	161,828,439	-0.092	92,011,049	0.047	26,374,645	0.031	31,419,075	0.050	460,615,012	-0.028	35,062,027	-0.041	425,552,984	-0.026		
1998	1999	155,982,815	0.047	176,416,765	0.090	95,044,106	0.033	27,576,148	0.046	32,344,466	0.029	487,364,300	0.058	32,734,401	-0.066	454,629,899	0.068		
1999	2000	152,892,192	-0.020	163,800,846	-0.072	95,052,891	0.000	28,400,418	0.030	34,084,502	0.054	474,230,849	-0.027	31,568,102	-0.036	442,662,747	-0.026		
2000	2001	184,475,366	0.207	173,638,797	0.060	99,442,974	0.046	29,499,492	0.039	35,180,217	0.032	522,236,846	0.101	29,827,843	-0.055	492,409,003	0.112		
2001	2002	192,305,134	0.042	179,190,632	0.032	108,512,429	0.091	33,061,033	0.121	39,421,223	0.121	552,490,450	0.058	29,382,240	-0.015	523,108,210	0.062		
2002	2003	201,637,357	0.049	185,542,491	0.035	107,264,496	-0.012	34,511,739	0.044	40,740,901	0.033	569,696,984	0.031	28,465,432	-0.031	541,231,553	0.035		
2003	2004	204,335,404	0.013	188,328,861	0.015	108,121,465	0.008	34,494,754	0.000	42,910,372	0.053	578,190,855	0.015	28,421,361	-0.002	549,769,494	0.016		
2004	2005	209,314,737	0.024	214,137,695	0.137	111,783,207	0.034	36,106,226	0.047	45,550,497	0.062	616,892,362	0.067	28,061,108	-0.013	588,831,253	0.071		
2005	2006	220,797,574	0.055	221,761,703	0.036	116,553,577	0.043	37,282,027	0.033	49,422,903	0.085	645,817,784	0.047	27,940,399	-0.004	617,877,384	0.049		
2006	2007	226,674,109	0.027	228,019,840	0.028	123,907,832	0.063	39,313,533	0.054	53,512,703	0.083	671,428,018	0.040	35,885,953	0.284	635,542,065	0.029		
2007	2008	235,133,519	0.037	259,709,639	0.139	129,380,996	0.044	40,861,535	0.039	56,506,270	0.056	721,591,959	0.075	42,126,478	0.174	679,465,481	0.069		
2008	2009	246,102,733	0.047	299,024,999	0.151	133,192,034	0.029	41,647,451	0.019	59,203,621	0.048	779,170,838	0.080	47,876,580	0.136	731,294,258	0.076		
2009	2010	257,201,399	0.045	308,559,936	0.032	134,958,317	0.013	41,404,377	-0.006	59,740,460	0.009	801,864,490	0.029	49,791,107	0.040	752,073,383	0.028		
2010	2011	255,788,484	-0.005	304,540,527	-0.013	136,418,217	0.011	42,590,457	0.029	56,648,612	-0.052	795,986,296	-0.007	50,642,632	0.017	745,343,665	-0.009		
2011	2012	258,106,556	0.009	310,129,611	0.018	136,575,009	0.001	42,250,644	-0.008	54,396,992	-0.040	801,458,811	0.007	50,625,316	0.000	750,833,496	0.007		
2012	2013	259,581,452	0.006	311,794,473	0.005	137,746,070	0.009	43,050,179	0.019	55,966,937	0.029	808,139,110	0.008	49,692,209	-0.018	758,446,901	0.010		
2013	2014	264,862,149	0.020	312,656,055	0.003	138,239,062	0.004	44,428,808	0.032	55,501,734	-0.008	815,687,808	0.009	49,447,331	-0.005	766,240,477	0.010		
2014	2015	268,100,718	0.012	315,773,490	0.010	137,702,103	-0.004	44,821,000	0.009	33,202,507	-0.402	799,599,819	-0.020	49,608,596	0.003	749,991,223	-0.021		
2015	2016	268,060,328	0.000	314,043,888	-0.005	137,757,066	0.000	45,329,216	0.011	32,665,322	-0.016	797,855,821	-0.002	56,274,750	0.134	741,581,071	-0.011		

*CITY LEVY INCLUDES SCHOOL DEBT SERVICE.

**STATE CREDITS INCLUDE PRIOR YEAR UNDISTRIBUTED CREDITS.

STATEMENT OF TAXES 2015

Read instructions on page 4 before making any entry.

**DO NOT WRITE
IN SHADED AREAS**

CO MUN
40 251 FOR City OF Milwaukee Milwaukee COUNTY
(town, village, or city)

SEC	Col. 1 DESCRIPTION OF TAX BY TAXING JURISDICTION		Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS	
COUNTY TAXES	A. 1. AGGREGATE AMOUNT OF STATE TAXES		4,406,704.23	A
	B. 1. PORTION OF STATE SPECIAL CHARGES UPON COUNTY		16,726.95	
	2. PORTION OF COUNTY TAX LEVIED OVER ENTIRE MUNICIPALITY		127,668,765.23	
	3. SPECIAL PURPOSE - HANDICAPPED SCHOOLS			
	4. TOTAL COUNTY TAXES (sum of B-1 - B-3)		127,685,492.18	B
SPECIAL DISTRICT TAXES	Col. 1a PROPERTY TAXES		Col. 1b STATE SPECIAL CHARGES	PROPERTY TAXES WITH STATE SPECIAL CHARGES
	1.	51405020 MILWAUKEE COUNTY METRO SEWER DIST	43,390,710.95	43,390,710.95
	2.			
	3.			
	4.			
	5.			
	6.			
	7.			
	8.			
	9.			
	10.			
	11.			
	12. TOTAL SPECIAL DISTRICT TAXES (sum of C1 - C11)		43,390,710.95	C
TOWN, VILLAGE, OR CITY TAXES	D. 1. OTHER SPECIAL PURPOSE DISTRICT TAXES (Detail on page 3, enter total here)			
	2. TOTAL TAX INCREMENT (except county environmental remediation tax increment)			33,513,325.47
	3. COUNTY ENVIRONMENTAL TAX INCREMENT			
	4. OTHER STATE SPECIAL CHARGES			
	5. COUNTY SPECIAL CHARGES			
	6. ALL OTHER TOWN, VILLAGE OR CITY TAXES (CITY LEVY LESS SCHOOL DEBT SERVICE LINE E-3)			248,809,451.11
	7. SURPLUS FUNDS APPLIED CAUTION: DO NOT MAKE AN ENTRY ON THIS LINE UNLESS LINE D-6 (above) IS ZERO			< >
	8. TOTAL TOWN, VILLAGE OR CITY TAXES (sum of D1 - D7; NOT total for page one)			282,322,776.58
				D

Steven A. Miner, Assessment Commissioner Date _____
 (414) 286-3101 WORK PHONE _____
 () HOME PHONE _____
 (414) 286-8447 FAX NUMBER _____
 sminer@milwaukee.gov E-MAIL ADDRESS _____

REMARKS: CITY TAXES - LINE D-6 EXCLUDES SCHOOL
DEBT SERVICE LINE E-3

**NOTE: PLEASE SUPPLY ANY CORRECTIONS
TO THE ABOVE NAME AND ADDRESS**

		40	251	201	Milwaukee	Milwaukee		
		CO	MUN	YEAR				
SEC.		SCHOOL DISTRICT CODES		Col. 1 SCHOOL DISTRICT NAMES			Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS	
E ELEMENTARY AND SECONDARY SCHOOLS	1.	21403619011		SCHOOL DIST. OF MILWAUKEE			-310,239,940.0	
	2.						300,619,549.28	
	3.			SCHOOL DEBT SERVICE			7,787,224.37	
	4.							
	5.							
	6.							
	7.							
	8.							
	9.							
	10.							
	11.						308,406,773.65	
		12. TOTAL ELEMENTARY AND SECONDARY SCHOOL TAXES (sum of E1 - E11)						310,239,940.0
F TECH. SCH. TAXES	1.	40000900000		MILWAUKEE AREA TECHNICAL COLLEGE			0.00	
	2.						31,268,370.18	
	3.						31,268,370.18	
		4. TOTAL TECHNICAL COLLEGE TAXES (sum of F1 - F3)						0.00
G	TOTAL GENERAL PROPERTY TAXES APPORTIONED (Total of State, County, Special District, Local, School and Technical College Taxes)						797,480,827.77	
SUMMARY OF GENERAL PROPERTY TAXES, STATE TAX CREDITS APPLIED AND NET GENERAL PROPERTY TAXES TO BE COLLECTED							(G7) DEPARTMENT OF REVENUE USE ONLY	
PLEASE COMPLETE ALL COLUMNS				(1) REAL ESTATE ROLL	(2) PERSONAL PROPERTY ROLL	(3) TOTAL (Total of Columns 1 and 2)		
G1	GENERAL PROPERTY TAXES FROM COMPUTERIZED SUMMARY			770,660,094.62	26,830,174.39	797,490,269.01	SUBTRACT LINE G FROM LINE G-1. RECORD ON LINE G-6	
G2	SCHOOL LEVY TAX CREDIT APPLIED (subtract)			54,353,150.59	1,892,280.27	56,245,430.86		
G3	LOTTERY AND GAMING CREDIT APPLIED (subtract)			10,134,916.44		10,134,916.44	(G-1) 797,490,269.01	
G4	FIRST DOLLAR CREDIT APPLIED (subtract)			12,117,214.43		12,117,214.43		
G5	NET GENERAL PROPERTY TAXES TO BE COLLECTED			694,054,813.16	24,937,894.12	718,992,707.28	(G) 797,480,827.77	
G6	UNDERRUN / OVERRUN						9,441.24	
H	MUST REPORT DETAIL ON REVERSE SIDE			FOR THE MUNICIPALITY	MUNICIPALITY ACTING AS AGENT FOR		Include line G-6 in line T total.	
	SPECIAL ASSESSMENTS AND CHARGES			46,841,989.06	2. ENTERPRISE / UTILITY 8,499,746.60	3. OTHER 0.00	55,341,735.66	
J	OMITTED PROPERTY TAXES (Net taxes levied on property omitted from taxation in previous years)						102,461.15	
K	S. 70.43 CORRECTIONS (Net taxes due or refunded - use brackets () to denote minus amount)						(637,226.32)	
M	P.F. CROP TAXES _____ Reg. Acs. @ 10¢ = \$ _____ + _____ Reg. Acs. @ 1.66 = \$ _____ + _____ Reg. Acs. @ 20¢ = \$ _____ = _____							
	(a - Acres) (b) (c - Acres) (d) (e - Acres) (f) (g - Acres) (h)							
N	MFL TAX Open @ 67¢ = \$ _____ + Closed @ \$1.57 = \$ _____ + Open @ \$1.67 = _____ + Closed @ \$8.34 = \$ _____ = _____							
O	2. COAL (Sec. 70.42) Number of Tons = (a) _____ @ 5¢ per Ton + Number of Tons = (b) _____ @ 7¢ per Ton							
	3. GRAIN (Sec. 70.41) Number of Bushels = (a) _____ @ 1/2 per mill (.0005) per Bushel + Number of Bushels = (b) _____ @ 1/4 mill (.00025) per Bushel							
	4. PETROLEUM REFINERIES (Sec. 70.421) Number of Tons = (a) _____ @ 5¢ per Ton							
	5. IRON ORE CONCENTRATES (Sec. 70.40) Number of Tons = (a) _____ @ 5¢ per Ton							
T	AGGREGATE AMOUNT OF TAXES (Sections G, G-6, H, J, K, M, N, and O added together)						852,297,239.50	

Section H - DETAIL SUMMARY

H.	SPECIAL ASSESSMENTS AND SPECIAL CHARGES	1. FOR THE MUNICIPALITY	MUNICIPALITY ACTING AS AGENT FOR		TOTAL FOR EACH LINE (Total of columns 1, 2 & 3)
			2. ENTERPRISE / UTILITY	3. OTHER	
SPECIAL ASSESSMENTS	1. WATER MAIN AND LATERAL INSTALLATIONS	1,492.75			1,492.75
	2. SEWER MAIN AND LATERAL INSTALLATIONS	2,418.63			2,418.63
	3. STREET IMPROVEMENTS (sidewalks, storm sewers, seal coating, etc.)	832,958.86			832,958.86
	4. STREET LIGHT INSTALLATION	0.00			0.00
	5. GREENBELTS	0.00			0.00
	6. DRAIN DITCH AND WATERCOURSE (ss. 88.42 and 88.43)	0.00			0.00
	10. OTHER (Identify)				
	10. TREE REMOVAL	10,325.16			10,325.16
	10.				
	10.				
SPECIAL CHARGES	11. WEEDS, TREE PLANTING, REMOVAL	716,109.35			716,109.35
	12. SNOW REMOVAL, PLOWING	182,289.53			182,289.53
	13. REFUSE AND GARBAGE COLLECTION				
	14. GRADING, GRAVEL, CULVERT				
	14. FENCING				
	14. FIRE CALLS				
	14. RECYCLING				
	14. OTHER (Identify)	29,703,026.32	8,499,746.60		38,202,772.92
	14. LOTTERY CREDIT CHARGE			0.00	0.00
	15. DELINQUENT UTILITY CHARGES	15,393,368.46			15,393,368.46
TOTAL FOR LINE H (front of form)		46,841,989.06	8,499,746.60	0.00	55,341,735.66

H

Section D-1 - DETAILS OF OTHER SPECIAL PURPOSE DISTRICTS

D.	TYPE	NAME OF DISTRICT	VALUATION	GEN. PROP. TAX LEVY	REMARKS
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
TOTAL - ENTER ON LINE D-1 (front of form)					

P.2,SEC H #14-COL. 2 ENTERPRISE
AS AGENT

BID #02	564,046.94	BID #31	181,361.44
BID #03	0.00	BID #32	76,378.02
BID #04	115,788.40	BID #35	23,182.77
BID #05	78,870.00	BID #36	0.00
BID #08	174,223.00	BID #37	166,622.51
BID #09	0.00	BID #38	25,500.00
BID #10	337,587.00	BID #39	43,908.00
BID #11	130,000.00	BID #40	331,787.19
BID #13	25,000.02	BID #41	77,301.00
BID #15	500,051.60	BID #42	113,000.00
BID #16	142,687.60	BID #43	118,156.00
BID #17	0.00	BID #44	50,700.90
BID #19	65,225.60	BID #48	476,346.45
BID #20	218,658.00	BID #49	40,962.29
BID #21	3,363,734.53	BID #50	42,598.52
BID #25	257,855.50	NID #1 *	135,500.00
BID #26	156,729.74	NID #3 *	161,150.00
BID #27	39,606.58	NID #4 *	205,450.00
BID #28	59,777.00		
BID #29	0.00		

Total **8,499,746.60**

* NID - Neighborhood Improvement District

P.2,SEC H #14 (COL 1. FOR MUNICIPALITY)

GARBAGE CART FEE	\$24,580.92
LEAD ABATEMENT	24,776.00
LOTTERY CREDIT PENALTY	0.00
NON-CITY WATER CHARGES	0.00
BUILDING NUISANCE	262,283.74
SPECIAL PRIV. FEE	53,343.66
COVERED OPENIGS	7,072.65
RAZE CONDEMNED BLDGS	496,362.50
DPW MISC OR RE-ASSMT	3,068,840.04
PACE(Property Assessed Clean Energy)	443,143.43
BUILDING INSP MISC.	6,613,316.95
FIRE INSPECTION FEES	1,539,423.13
HEALTH NUISANCE	920,314.48
DELINQUENT CITY SERVICES	15,898,359.08
POLICE BOARDUP	184,061.20
GARBAGE COLLECTION FEE	94,314.31
BULK WASTE REMOVAL	56,525.00
E-WASTE	16,309.23
UNKNOWNMISC	0.00

Total **29,703,026.32**

P.2,SEC H #14 (COL 3 - OTHER)

DOR PENALTIES	0.00
MFG.	0.00
P.P	0.00
LOTTERY CREDIT CHARGE	0.00

0.00

P.2,SEC H #10 (COL 1. FOR MUNICIPALITY)

KLINE LAW	0.00
MISC	0.00

STATEMENT OF TAXES 2015

Read instructions on page 4 before making any entry.

DO NOT WRITE
IN SHADED AREAS

CO 66 MUN 251 FOR City OF Milwaukee Washington COUNTY
(town, village, or city)

SEC.	Col. 1 DESCRIPTION OF TAX BY TAXING JURISDICTION				Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS	
A.	1. AGGREGATE AMOUNT OF STATE TAXES				205.21	
B.	1. PORTION OF STATE SPECIAL CHARGES UPON COUNTY				-0.34	
	2. PORTION OF COUNTY TAX LEVIED OVER ENTIRE MUNICIPALITY				3,146.56	
	3. SPECIAL PURPOSE - HANDICAPPED SCHOOLS					
	4. TOTAL COUNTY TAXES (sum of B-1 - B-3)				3,146.22	
C.				Col. 1a PROPERTY TAXES	Col. 1b STATE SPECIAL CHARGES	PROPERTY TAXES WITH STATE SPECIAL CHARGES
	1.	51405020	MILWAUKEE COUNTY METRO SEWER DIST	2,109.74		2,109.74
	2.					
	3.					
	4.					
	5.					
	6.					
	7.					
	8.					
	9.					
	10.					
	11.					
	12. TOTAL SPECIAL DISTRICT TAXES (sum of C1 - C11)					2,109.74
D.	1. OTHER SPECIAL PURPOSE DISTRICT TAXES (Detail on page 3, enter total here)					
	2. TOTAL TAX INCREMENT (except county environmental remediation tax increment)					
	3. COUNTY ENVIRONMENTAL TAX INCREMENT					
	4. OTHER STATE SPECIAL CHARGES					
	5. COUNTY SPECIAL CHARGES					
	6. ALL OTHER TOWN, VILLAGE OR CITY TAXES (CITY LEVY LESS SCHOOL DEBT SERVICE LINE E-3)				12,097.61	
	7. SURPLUS FUNDS APPLIED CAUTION: DO NOT MAKE AN ENTRY ON THIS LINE UNLESS LINE D-6 (above) IS ZERO				< >	
	8. TOTAL TOWN, VILLAGE OR CITY TAXES (sum of D1 - D7; NOT total for page one)				12,097.61	

Steven A. Miner, Assessment Commissioner Date
(414) 286-3101 WORK PHONE
() HOME PHONE
(414) 286-8447 FAX NUMBER
sminer@milwaukee.gov E-MAIL ADDRESS

REMARKS: CITY TAXES - LINE D-6 EXCLUDES SCHOOL
DEBT SERVICE LINE E-3

NOTE: PLEASE SUPPLY ANY CORRECTIONS
TO THE ABOVE NAME AND ADDRESS

R522

		66	251	201	Milwaukee	Washington		
		CO	MUN	YEAR				
SEC.		SCHOOL DISTRICT CODES		Col. 1 SCHOOL DISTRICT NAMES			Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS	
E ELEMENTARY AND SECONDARY SCHOOLS	1.	21403619011		SCHOOL DIST. OF MILWAUKEE			-----	
	2.						14,616.72	
	3.			SCHOOL DEBT SERVICE			378.63	
	4.							
	5.							
	6.							
	7.							
	8.							
	9.							
	10.							
	11.						14,995.35	
				12. TOTAL ELEMENTARY AND SECONDARY SCHOOL TAXES (sum of E1 - E11)			-----	
F TECH. SCH. TAXES	1.	40000900000		MILWAUKEE AREA TECHNICAL COLLEGE			1,520.33	
	2.							
	3.							
				4. TOTAL TECHNICAL COLLEGE TAXES (sum of F1 - F3)			1,520.33	
TOTAL GENERAL PROPERTY TAXES APPORTIONED (Total of State, County, Special District, Local, School and Technical College Taxes)							34,074.46	
SUMMARY OF GENERAL PROPERTY TAXES, STATE TAX CREDITS APPLIED AND NET GENERAL PROPERTY TAXES TO BE COLLECTED							(G7) DEPARTMENT OF REVENUE USE ONLY	
PLEASE COMPLETE ALL COLUMNS				(1) REAL ESTATE ROLL	(2) PERSONAL PROPERTY ROLL	(3) TOTAL (Total of Columns 1 and 2)		
G1	GENERAL PROPERTY TAXES FROM COMPUTERIZED SUMMARY			34,074.55	0.00	34,074.55	SUBTRACT LINE G FROM LINE G-1. RECORD ON LINE G-6.	
G2	SCHOOL LEVY TAX CREDIT APPLIED (subtract)			2,653.26		2,653.26	(G-1) 34,074.55	
G3	LOTTERY AND GAMING CREDIT APPLIED (subtract)				0.00	0.00		
G4	FIRST DOLLAR CREDIT APPLIED (subtract)			81.09	0.00	81.09	(G) 34,074.46	
G5	NET GENERAL PROPERTY TAXES TO BE COLLECTED			31,340.20		31,340.20		
G6	UNDERRUN / OVERRUN						0.09	
H.	MUST REPORT DETAIL ON REVERSE SIDE			FOR THE MUNICIPALITY	MUNICIPALITY ACTING AS AGENT FOR 2. ENTERPRISE / UTILITY 3. OTHER		Include line G-6 in line T total.	
	SPECIAL ASSESSMENTS AND CHARGES			180.24		0.00	180.24	
J.	OMITTED PROPERTY TAXES (Net taxes levied on property omitted from taxation in previous years)						0.00	
K.	S. 70.43 CORRECTIONS (Net taxes due or refunded - use brackets () to denote minus amount)						\$ 0.00	
M.	P.F. CROP TAXES _____ Reg. Acs. @ 10¢ = \$ _____ + _____ Reg. Acs. @ 1.66¢ = \$ _____ + _____ Reg. Acs. @ 20¢ = \$ _____ = _____							
	(a - Acres) (b) (c - Acres) (d) (e - Acres) (f) (g - Acres) (h)							
N.	MFL TAX Open @ 67¢ = \$ _____ + _____ Closed @ \$1.67 = \$ _____ + _____ Closed @ \$8.34 = \$ _____ = _____							
	_____ @ 5¢ per Ton + Number of Tons = (b) _____ @ 7¢ per Ton							
O.	2. COAL (Sec. 70.42) Number of Tons = (a) _____ @ 5¢ per Ton + Number of Tons = (b) _____ @ 7¢ per Ton							
	3. GRAIN (Sec. 70.41) Number of Bushels = (a) _____ @ 1/2¢ per mill (.0005) per Bushel + Number of Bushels = (b) _____ @ 1/4 mill (.00025) per Bushel							
	4. PETROLEUM REFINERIES (Sec. 70.421) Number of Tons = (a) _____ @ 5¢ per Ton							
	5. IRON ORE CONCENTRATES (Sec. 70.40) Number of Tons = (a) _____ @ 5¢ per Ton							
T.	AGGREGATE AMOUNT OF TAXES (Sections G, G-6, H, J, K, M, N, and O added together)						34,254.79	

Section H - DETAIL SUMMARY

Section D-1 - DETAILS OF OTHER SPECIAL PURPOSE DISTRICTS

R523 (R. 10-08)

P.2,SEC H #14-COL. 2 ENTERPRISE
AS AGENT

NONE

P.2,SEC H #14 (COL 1. FOR MUNICIPALITY)

GARBAGE CART FEE	
LEAD ABATEMENT	
LOTTERY CREDIT PENALTY	
NON-CITY WATER CHARGES	
BUILDING NUISANCE	
SPECIAL PRIV. FEE	
COVERED OPENIGS	
RAZE CONDEMNED BLDGS	
DPW MISC OR RE-ASSMT	
BUILDING INSP MISC.	
FIRE INSPECTION FEES	180.24
HEALTH NUISANCE	
DELINQUENT CITY SERVICES	
POLICE BOARDUP	
GARBAGE COLLECTION FEE	
BULK WASTE REMOVAL	
UNKNOWNMISC	

Total **180.24**

P.2,SEC H #14 (COL 3 - OTHER)

DOR PENALTIES

MFG.

P.P

LOTTERY CREDIT CHARGE

P.2,SEC H #10 (COL 1. FOR MUNICIPALITY)

KLINE LAW

MISC

STATEMENT OF TAXES 2015

Read instructions on page 4 before making any entry.

DO NOT WRITE
IN SHADED AREAS

CO 67 MUN 250 FOR City Milwaukee OF Waukesha COUNTY
(town, village, or city)

SEC.	Col. 1 DESCRIPTION OF TAX BY TAXING JURISDICTION				Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS	
A.	1. AGGREGATE AMOUNT OF STATE TAXES				2,132.14	A
COUNTY TAXES	B. 1. PORTION OF STATE SPECIAL CHARGES UPON COUNTY				-0.97	
	2. PORTION OF COUNTY TAX LEVIED OVER ENTIRE MUNICIPALITY				25,652.64	
	3. SPECIAL PURPOSE - HANDICAPPED SCHOOLS					
	4. TOTAL COUNTY TAXES (sum of B-1 - B-3)				25,651.67	B
SPECIAL DISTRICT TAXES	C.		Col. 1a PROPERTY TAXES	Col. 1b STATE SPECIAL CHARGES	PROPERTY TAXES WITH STATE SPECIAL CHARGES	
	1.	51405020	MILWAUKEE COUNTY METRO SEWER DIST	21,920.42	21,920.42	
	2.					
	3.					
	4.					
	5.					
	6.					
	7.					
	8.					
	9.					
	10.					
	11.					
12. TOTAL SPECIAL DISTRICT TAXES (sum of C1 - C11)				21,920.42	C	
TOWN, VILLAGE, OR CITY TAXES	D. 1. OTHER SPECIAL PURPOSE DISTRICT TAXES (Detail on page 3, enter total here)					
	2. TOTAL TAX INCREMENT (except county environmental remediation tax increment)					
	3. COUNTY ENVIRONMENTAL TAX INCREMENT					
	4. OTHER STATE SPECIAL CHARGES					
	5. COUNTY SPECIAL CHARGES					
	6. ALL OTHER TOWN, VILLAGE OR CITY TAXES (CITY LEVY LESS SCHOOL DEBT SERVICE LINE E-3)				125,695.28	
	7. SURPLUS FUNDS APPLIED CAUTION: DO NOT MAKE AN ENTRY ON THIS LINE UNLESS LINE D-6 (above) IS ZERO				<	>
	8. TOTAL TOWN, VILLAGE OR CITY TAXES (sum of D1 - D7; NOT total for page one)				125,695.28	D

Steven A. Miner, Assessment Commissioner Date
{ 414 }286-3101 WORK PHONE
{ } HOME PHONE
{ 414 }286-8447 FAX NUMBER
sminer@milwaukee.gov E-MAIL ADDRESS

REMARKS: CITY TAXES - LINE D-6 EXCLUDES SCHOOL
DEBT SERVICE LINE E-3

NOTE: PLEASE SUPPLY ANY CORRECTIONS
TO THE ABOVE NAME AND ADDRESS

SEC	SCHOOL DISTRICT CODES		Col. 1 SCHOOL DISTRICT NAMES	Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS			
E ELEMENTARY AND SECONDARY SCHOOLS	1.	21403619011	SCHOOL DIST. OF MENOMONEE FALLS	145,789.06			
	2.						
	3.		SCHOOL DEBT SERVICE	3,934.00			
	4.						
	5.						
	6.						
	7.						
	8.						
	9.						
	10.						
	11.						
		12. TOTAL ELEMENTARY AND SECONDARY SCHOOL TAXES (sum of E1 - E11)			149,723.06	E	
F TECH. SCH. TAXES	1.	40000900000	MILWAUKEE AREA TECHNICAL COLLEGE	15,796.37			
	2.						
	3.						
		4. TOTAL TECHNICAL COLLEGE TAXES (sum of F1 - F3)			15,796.37	F	
G	TOTAL GENERAL PROPERTY TAXES APPORTIONED (Total of State, County, Special District, Local, School and Technical College Taxes)			340,918.94	G		
SUMMARY OF GENERAL PROPERTY TAXES, STATE TAX CREDITS APPLIED AND NET GENERAL PROPERTY TAXES TO BE COLLECTED				(G7) DEPARTMENT OF REVENUE USE ONLY			
PLEASE COMPLETE ALL COLUMNS			(1) REAL ESTATE ROLL	(2) PERSONAL PROPERTY ROLL	(3) TOTAL (Total of Columns 1 and 2)		
G1	GENERAL PROPERTY TAXES FROM COMPUTERIZED SUMMARY			301,968.51	38,951.29	340,919.80	
G2	SCHOOL LEVY TAX CREDIT APPLIED (subtract)			24,730.79	3,190.05	27,920.84	SUBTRACT LINE G FROM LINE G-1. RECORD ON LINE G-6.
G3	LOTTERY AND GAMING CREDIT APPLIED (subtract)			0.00	0.00	0.00	(G-1) 340,919.80
G4	FIRST DOLLAR CREDIT APPLIED (subtract)			75.43	0.00	75.43	(G) 340,918.94
G5	NET GENERAL PROPERTY TAXES TO BE COLLECTED			277,162.29	35,761.24	312,923.53	
G6	UNDERRUN / OVERRUN					0.86	G6
H	MUST REPORT DETAIL ON REVERSE SIDE			FOR THE MUNICIPALITY	MUNICIPALITY ACTING AS AGENT FOR		Include line G-6 in line T total.
	SPECIAL ASSESSMENTS AND CHARGES			598.26	2. ENTERPRISE / UTILITY	3. OTHER	
J	OMITTED PROPERTY TAXES (Net taxes levied on property omitted from taxation in previous years)						598.26
K	S. 70.43 CORRECTIONS (Net taxes due or refunded - use brackets () to denote minus amount)						0.00
M	P.F. CROP TAXES			Reg. Acs. @ 10¢ = \$	Reg. Acs. @ 1.66 = \$	Reg. Acs. @ 20¢ = \$	
N	MFL TAX			Open @ 67¢ = \$	Closed @ \$1.57 = \$	Open @ \$1.67 = \$	
O	2. COAL (Sec. 70.42) Number of Tons = (a) @ 5¢ per Ton + Number of Tons = (b) @ 7¢ per Ton						
	3. GRAIN (Sec. 70.41) Number of Bushels = (a) @ 1/2 per mill (.0005) per Bushel + Number of Bushels = (b) @ 1/4 mill (.00025) per Bushel						
	4. PETROLEUM REFINERIES (Sec. 70.421) Number of Tons = (a) @ 5¢ per Ton						
	5. IRON ORE CONCENTRATES (Sec. 70.40) Number of Tons = (a) @ 5¢ per Ton						
T	AGGREGATE AMOUNT OF TAXES (Sections G, G-6, H, J, K, M, N, and O added together)						341,518.06

CO 67 MUN 250 FOR City OF Milwaukee Waukesha COUNTY 201
(town, village, or city) (year)

Section H - DETAIL SUMMARY

H.	SPECIAL ASSESSMENTS AND SPECIAL CHARGES	1. FOR THE MUNICIPALITY	MUNICIPALITY ACTING AS AGENT FOR		TOTAL FOR EACH LINE (Total of columns 1, 2 & 3)
			2. ENTERPRISE / UTILITY	3. OTHER	
SPECIAL ASSESSMENTS	1. WATER MAIN AND LATERAL INSTALLATIONS				
	2. SEWER MAIN AND LATERAL INSTALLATIONS				
	3. STREET IMPROVEMENTS (sidewalks, storm sewers, seal coating, etc.)				
	4. STREET LIGHT INSTALLATION				
	5. GREENBELTS				
	6. DRAIN DITCH AND WATERCOURSE (ss. 88.42 and 88.43)				
	10. OTHER (Identify)				
	10.				
	10.				
	10.				
SPECIAL CHARGES	11. WEEDS, TREE PLANTING, REMOVAL				
	12. SNOW REMOVAL, PLOWING				
	13. REFUSE AND GARBAGE COLLECTION				
	14. GRADING, GRAVEL, CULVERT				
	14. FENCING				
	14. FIRE CALLS				
	14. RECYCLING				
	14. OTHER (Identify)	598.26			
	14. LOTTERY CREDIT CHARGE				
	15. DELINQUENT UTILITY CHARGES				
TOTAL FOR LINE H (front of form)		598.26			598.26

H

Section D-1 - DETAILS OF OTHER SPECIAL PURPOSE DISTRICTS

D.	TYPE	NAME OF DISTRICT	VALUATION	GEN. PROP. TAX LEVY	REMARKS
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
TOTAL - ENTER ON LINE D-1 (front of form)					

P.2,SEC H #14-COL. 2 ENTERPRISE
AS AGENT

NONE

P.2,SEC H #14 (COL 1. FOR MUNICIPALITY)

GARBAGE CART FEE	
LEAD ABATEMENT	
LOTTERY CREDIT PENALTY	
NON-CITY WATER CHARGES	
BUILDING NUSIANCE	
SPECIAL PRIV. FEE	
COVERED OPENIGS	
RAZE CONDEMNED BLDGS	
DPW MISC OR RE-ASSMT	
BUILDING INSP MISC.	
FIRE INSPECTION FEES	598.26
HEALTH NUISANCE	
DELINQUENT CITY SERVICES	
POLICE BOARDUP	
GARBAGE COLLECTION FEE	
BULK WASTE REMOVAL	
UNKNOWNMISC	

Total 598.26

P.2,SEC H #14 (COL 3 - OTHER)

DOR PENALTIES

MFG.

P.P

LOTTERY CREDIT CHARGE

P.2,SEC H #10 (COL 1. FOR MUNICIPALITY)

KLINE LAW

MISC

ABSTRACT OF 2015 TAX ROLL
Milwaukee, Wisconsin
December 2015

ASSESSED VALUES	WASHINGTON COUNTY	WAUKESHA COUNTY	MILWAUKEE COUNTY
Land	\$ 215,000	\$ 1,750,800	\$ 4,125,552,538
Improvements	\$ 904,000	\$ 9,329,800	\$ 20,274,315,761
Personal Property	<u>\$ 0</u>	<u>\$ 1,429,300</u>	<u>\$ 849,466,218</u>
Total	\$ 1,119,000	\$ 12,509,900	\$ 25,249,334,517
 COMBINED			
Land		\$ 4,127,518,338	
Improvements		<u>\$ 20,284,549,561</u>	
Total Real Estate		\$ 24,412,067,899	
Personal Property		<u>\$ 850,895,518</u>	
Grand Total		\$ 25,262,963,417	

TAX RATES PER \$1000 *			
TAXING UNIT	WASHINGTON COUNTY	WAUKESHA COUNTY	MILWAUKEE COUNTY
City	11.14945487	10.36213559	10.61090233
School	13.06230563	11.65389492	12.43135664
MATC	1.358650581	1.262709534	1.293024402
MMSD	1.885379803	1.752245821	1.794295299
State	0.183386953	0.170436215	0.17452754
County	<u>2.811635389</u>	<u>2.050509596</u>	<u>5.280108671</u>
Total	\$ 30.451	\$ 27.252	\$ 31.584
* Gross-includes allowable TID levy - Rate totals are rounded			

TAX LEVY			
	WASHINGTON COUNTY	WAUKESHA COUNTY	MILWAUKEE COUNTY
County & State Charges	\$ 3,351.43	\$ 27,783.81	\$ 132,092,196.41
City of Milwaukee	12,476.24	129,629.28	256,596,675.48
Milwaukee School Board	14,616.72		300,619,549.28
Menomonee Falls School Bd.		\$ 145,789.06	
MATC/Technical Colleges	\$ 1,520.33	\$ 15,796.37	31,268,370.18
Milwaukee Sewer District	<u>\$ 2,109.74</u>	<u>\$ 21,920.42</u>	43,390,710.95
TID 15 - 80			<u>33,513,328.70</u>
Total	\$ 34,074.46	\$ 340,918.94	\$ 797,480,831.00
Milwaukee - All Counties	TOTAL LEVY	TOTAL YIELD	OVER RUN
	\$ 797,855,824.40	\$ 797,865,263.36	\$ 111,900.11

ABSTRACT OF 2015 TAX ROLL
Milwaukee, Wisconsin
December 2015

TOTAL COLLECTIONS	
Specials	\$ 55,342,514.16
Kline	
WDR Penalty PP	
Total R.E. & P.P.	\$ 853,207,777.52
Occupational	<u>0.00</u>
Grand Total	\$ 853,207,777.52

OVERRUN		
Omitted	Regular	Total
\$ 102,461.15	\$ 9,438.96	\$ 111,900.11

CREDIT DISTRIBUTION	
Washington County	
General Government Credit	\$ 0.00
School Credit	\$ 2,653.25
Total Available for Distribution	\$ 2,653.25
Credit Distributed	<u>\$ 2,653.26</u>
Under(-) & Over(+) Distribution	\$ 0.01
Waukesha County	
General Government Credit	\$ 0.00
School Credit	\$ 27,921.02
Total Available for Distribution	\$ 27,921.02
Credit Distributed	<u>\$ 27,920.84</u>
Under(-) & Over(+) Distribution	-\$ 0.18
Milwaukee County	
General Government	\$ 0.00
School Credit	\$ 56,102,848.97
Sub Total	\$ 56,102,848.97
Unused Prior Credit	\$ 141,327.01
Total Available for Distribution	\$ 56,244,175.98
Credit Distributed	<u>\$ 56,245,430.86</u>
Under(-) & Over(+) Distribution	\$ 1,254.88
Total available for distribution	\$ 56,274,750.25
Total credits distributed	<u>\$ 56,276,004.96</u>
Total Under(-) & Over(+) Distribution	\$ 1,254.71

**ASSESSOR'S OFFICE
CITY OF MILWAUKEE**

16-Dec-2015

NON-INDUSTRIAL TWENTY-FIVE HIGHEST COMBINED REAL AND PERSONAL PROPERTY ASSESSMENTS

	<u>Real Estate</u>	<u>Personal Property</u>	<u>Total Value*</u>	<u>Full Value**</u>
1 US Bank Corp	\$223,435,950	\$ 15,488,569	\$238,924,519	\$246,859,310
2 Northwestern Mutual Life Ins.	\$140,427,700	\$ 27,032,416	167,460,116	173,021,542
3 Mandel Group	\$138,189,800	\$ 110,290	138,300,090	142,893,099
4 Forest County Potawatomi Community	\$124,505,500		124,505,500	128,640,384
5 Marcus Corp/Milw City Center/Pfister	\$95,988,800	\$ 10,207,656	106,196,456	109,723,288
6 Metropolitan Associates	\$94,943,000	\$ 117,204	95,060,204	98,217,196
7 Brewery Works/ Riverbend Place	\$87,948,700	\$ 2,557,010	90,505,710	93,511,446
8 Jackson Street Holdings	\$74,642,000	\$6,195,816	80,837,816	83,522,476
9 100 E. Wisconsin - CW Wisconsin Ave. LLC	\$77,205,000	\$ 184,776	77,389,776	79,959,925
10 Gorman & Co.	\$76,855,900	\$ 54,000	76,909,900	79,464,113
11 411 East Wisconsin LLC	\$74,642,000		74,642,000	77,120,895
12 Walmart/Sam's Club	\$52,864,700	\$ 4,855,708	57,720,408	59,637,329
13 Towne Realty	\$56,669,700	\$ 71,013	56,740,713	58,625,098
14 Park Lafayette Apartments	\$56,445,000		56,445,000	58,319,564
15 Flanders Westborough	\$56,273,000	\$ 78,963	56,351,963	58,223,437
16 875 East Wisconsin-875 East Sponsor LLC	\$54,904,000		54,904,000	56,727,387
17 Hub Milwaukee Center	\$49,521,000	\$ 112,500	49,633,500	51,281,851
18 Juneau Village / Crichton - Katz	\$48,349,000		48,349,000	49,954,692
19 Mid Milk Improvements LLC	\$48,276,900		48,276,900	49,880,198
20 Yankee Hill Housing	\$46,612,000		46,612,000	48,160,006
21 Aurora Health	\$38,642,200	\$ 3,153,826	41,796,026	43,184,091
22 Badger Portfolio	\$41,693,000		41,693,000	43,077,643
23 LSOP WI LLC	\$39,644,600		39,644,600	40,961,215
24 BMO Harris\M & I Marshall & Ilsley Bank	\$29,402,400	\$ 8,482,223	37,884,623	39,142,788
25 Duke Realty Ltd Partnership	\$36,254,000		36,254,000	37,458,012

* The values indicated above are reported at 96.79 % equated value as established by the Wisconsin Dept. of Revenue

** Estimated full/equalized value

**ASSESSOR'S OFFICE
CITY OF MILWAUKEE**

16-Dec-2015

TWENTY-FIVE HIGHEST COMBINED REAL AND PERSONAL PROPERTY ASSESSMENTS

		<u>Real Estate</u>	<u>Mfg Real Estate</u>	<u>Personal Property</u>	<u>Total Value*</u>	<u>Full Value**</u>
1	US Bank Corp	\$223,435,950		\$15,488,569	\$238,924,519	\$246,859,310
2	Northwestern Mutual Life Ins.	\$140,427,700		\$27,032,416	\$167,460,116	\$173,021,542
3	Mandel Group	\$138,189,800		\$110,290	\$138,300,090	\$142,893,099
4	Forest County Potawatomi Cummunity	\$124,505,500			\$124,505,500	\$128,640,384
5	Marcus Corp/Milw City Center/Pfister	\$95,988,800		\$10,207,656	\$106,196,456	\$109,723,288
6	Metropolitan Associates	\$94,943,000		\$117,204	\$95,060,204	\$98,217,196
7	Brewery Works/ Riverbend Place	\$87,948,700		\$2,557,010	\$90,505,710	\$93,511,446
8	Jackson Street Holdings	\$74,642,000		\$6,195,816	\$80,837,816	\$83,522,476
9	100 E. Wisconsin - CW Wisconsin Ave. LLC	\$77,205,000		\$184,776	\$77,389,776	\$79,959,925
10	Gorman & Co.	\$76,855,900		\$54,000	\$76,909,900	\$79,464,113
11	411 East Wisconsin LLC	\$74,642,000			\$74,642,000	\$77,120,895
12	Miller - Coors Brewing		\$45,999,600	\$11,920,004	\$57,919,604	\$59,843,140
13	Walmart/Sam's Club	\$52,864,700		\$4,855,708	\$57,720,408	\$59,637,329
14	Towne Realty	\$56,669,700		\$71,013	\$56,740,713	\$58,625,098
15	Park Lafayette Apartments	\$56,445,000			\$56,445,000	\$58,319,564
16	Flanders Westborough	\$56,273,000		\$78,963	\$56,351,963	\$58,223,437
17	875 East Wisconsin-875 East Sponsor LLC	\$54,904,000			\$54,904,000	\$56,727,387
18	Hub Milwaukee Center	\$49,521,000		\$112,500	\$49,633,500	\$51,281,851
19	Juneau Village / Crichton - Katz	\$48,349,000			\$48,349,000	\$49,954,692
20	Mid Milk Improvements LLC	\$48,276,900			\$48,276,900	\$49,880,198
21	Yankee Hill Housing	\$46,612,000			\$46,612,000	\$48,160,006
22	Harley Davidson	\$15,964,067	\$10,695,600	\$17,752,061	\$44,411,728	\$45,886,662
23	Aurora Health	\$38,642,200		\$3,153,826	\$41,796,026	\$43,184,091
24	Badger Portfolio	\$41,693,000			\$41,693,000	\$43,077,643
25	LSOP WI LLC	\$39,644,600			\$39,644,600	\$40,961,215

Manufacturers values listed in bold type

* The values indicated above are reported at 96.79 % equated value as established by the Wisconsin Dept. of Revenue

** Estimated full/equalized value

**ASSESSOR'S OFFICE
CITY OF MILWAUKEE**

16-Dec-2015

TWENTY-FIVE HIGHEST REAL ESTATE ASSESSMENTS

		<u>Real Estate</u>	<u>Mfg Real Estate</u>	<u>Total Value*</u>	<u>Full Value**</u>
1	US Bank Corp	\$223,435,950		\$ 223,435,950	\$230,856,359
2	Northwestern Mutual Life Ins.	\$140,427,700		\$ 140,427,700	\$ 145,091,367
3	Mandel Group	\$138,189,800		\$ 138,189,800	\$ 142,779,146
4	Forest County Potawatomi Community	\$124,505,500		\$ 124,505,500	\$ 128,640,384
5	Marcus Corp/Milw City Center/Pfister	\$95,988,800		\$ 95,988,800	\$ 99,176,631
6	Metropolitan Associates	\$94,943,000		\$ 94,943,000	\$ 98,096,100
7	Brewery Works/ Riverbend Place	\$87,948,700		\$ 87,948,700	\$ 90,869,516
8	100 E. Wisconsin - CW Wisconsin Ave. LLC	\$77,205,000		\$ 77,205,000	\$ 79,769,013
9	Gorman & Co.	\$76,855,900		\$ 76,855,900	\$ 79,408,319
10	Jackson Street Holdings	\$74,642,000		\$ 74,642,000	\$ 77,120,895
11	411 East Wisconsin LLC	\$74,642,000		\$ 74,642,000	\$ 77,120,895
12	Towne Realty	\$56,669,700		\$ 56,669,700	\$ 58,551,726
13	Park Lafayette Apartments	\$56,445,000		\$ 56,445,000	\$ 58,319,564
14	Flanders Westborough	\$56,273,000		\$ 56,273,000	\$ 58,141,852
15	875 East Wisconsin-875 East Sponsor LLC	\$54,904,000		\$ 54,904,000	\$ 56,727,387
16	Walmart/Sam's Club	\$52,864,700		\$ 52,864,700	\$ 54,620,361
17	Hub Milwaukee Center	\$49,521,000		\$ 49,521,000	\$ 51,165,615
18	Juneau Village / Crichton - Katz	\$48,349,000		\$ 48,349,000	\$ 49,954,692
19	Mid Milk Improvements LLC	\$48,276,900		\$ 48,276,900	\$ 49,880,198
20	Yankee Hill Housing	\$46,612,000		\$ 46,612,000	\$ 48,160,006
21	Miller - Coors Brewing		\$45,999,600	\$ 45,999,600	\$ 47,527,268
22	Badger Portfolio	\$41,693,000		\$ 41,693,000	\$ 43,077,643
23	LSOP WI LLC	\$39,644,600		\$ 39,644,600	\$ 40,961,215
24	Aurora Health	\$38,642,200		\$ 38,642,200	\$ 39,925,525
25	Duke Realty Ltd Partnership	\$36,254,000		\$ 36,254,000	\$ 37,458,012

Manufacturers values listed in bold type

* The values indicated above are reported at 96.79 % equated value as established by the Wisconsin Dept. of Revenue

** Estimated full/equalized value

GLOSSARY

Assessed Value: An estimate of value assigned to taxable property by the assessor for purposes of property taxation. State law requires all assessments to be at 100% of market value. Assessed values most closely reflect market value following a revaluation. In non-revaluation years, assessments typically reflect a fraction of market value due to the changing real estate market.

Assessed Value Tax Rate: See tax rate.

Assessment Ratio: The relationship between the assessed value and equalized value of all taxable property within a municipality. For example, if the assessed value of all the taxable property in the City is \$13,900,000,000 and the equalized value is \$14,000,000,000 the assessment level would be 98.6%.

$$\text{Assessment Ratio} = \frac{\text{Assessed Value}}{\text{Equalized Value}}$$

Classification: Property is both classified and assessed in different manners. Property is classified as either real property or personal property. Real property is comprised of residential, commercial, and manufacturing property. Residential and Commercial property is assessed by the local assessor. The State assesses manufacturing property.

Commercial Class: The commercial class consists of properties where the predominant use is the selling of merchandise or a service. Apartment buildings of four or more units and office buildings are included in this class. This class also includes vacant land where the most likely use would be for commercial purposes. Commercial property represents about 30% of the total assessed value of the city.

Within the commercial class of property there are three sub-classes:

Local Commercial - this property consists of smaller commercial property throughout the city where values are strongly determined by the property location. Examples include storefront properties and taverns. Local commercial property represents about 6% of the total assessed value of the city.

Special Commercial - this property consists of special property types whose function dictates the use of similar appraisal techniques. Examples include hotels, motels, funeral homes, fast food franchises, downtown office buildings, shopping centers, service stations, and so on. Special commercial property represents about 14% of the total assessed value of the city.

Apartments - this includes all apartment buildings with four or more units. Apartments comprise about 10% of the total assessed value of the city.

Condominiums: See residential class of property.

Equalized Value: The full market value of all taxable property in a municipality, both real and personal. The equalized value is determined by the Department of Revenue each year.

Equalized Value Tax Rate: See tax rate.

Exemptions: Exemptions are properties that are exempt from local taxation by state law.

Full Value: For all practical purposes, the same as equalized value. It represents the current market value of all taxable property within the boundaries of municipality or a district, such as a school district or tax incremental district.

Local Commercial Property: See commercial class.

Market Value: The amount a typical, well-informed purchaser would be willing to pay for a property. For a sale to represent market value, the seller must be willing (but not under pressure) to sell and the buyer must be willing (but not under any obligation) to buy. The property must be on the market for a reasonable length of time, the payment must be in cash or its equivalent, and the financing must be typical for that type of property.

Manufacturing Class: Manufacturing property consists of all property used for manufacturing, assembling, processing, fabricating, making or milling tangible personal property for profit. It also includes

establishments engaged in assembling component parts of manufactured products. All manufacturing property is assessed by the Wisconsin Department of Revenue. Manufacturing real property represents 3% of the total assessed value of the city.

Mean Value: The average value. It is determined by dividing the total value by the number of properties.

Median Value: The value of the property located at the midpoint of all property values when arranged in order according to size. It is a positional average and is not affected by extreme values.

Personal Property Class: Personal property as described in S. 70.04, Stats., includes all goods, wares, merchandise, chattels, and effects of any nature or description, having any real or marketable value, and not included in the term "real property." The subclasses of personal property include: boats and watercraft; machinery, tools, and patterns; furniture, fixtures, and equipment; all other personal property.

Locally assessed personal property basically includes all personal property used by business. It does not include inventories. Locally assessed (non-manufacturing) personal property represents about 6% of the total assessed value of the city.

Manufacturing personal property is assessed by the Wisconsin Department of Revenue. It represents about 3% of the total assessed value of the city.

Residential Class: The residential class of property includes all property where the predominant use is for living purposes. It also includes vacant land where the most likely use would be residential development. Apartment buildings of four or more units, hotels, motels, and resorts are classified as commercial property. The residential class represents roughly 64% of the total assessed value of the city. Within the residential class of property, there are two sub-classes:

Residential - single family, two-family, and three family dwellings. This property represents about 59% of the total city value.

Condominiums - these residential units comprise about 5% of the total city value.

Revaluation: Estimating the current market value of all taxable property for purposes of a new assessment. A revaluation is performed to assure each property is assessed at market value and pays only its fair share of taxes.

Special Commercial Property: See commercial class.

Uniformity: The State Constitution demands that all property within the municipality is taxed at the same tax rate. State law demands that the valuation be based on market value.

Tax Base: The total assessed value of all assessments in the municipality that are subject to local property taxes.

Taxing Bodies: The following taxing bodies determine the total tax levy for property located in the City of Milwaukee. Milwaukee Public Schools, City of Milwaukee, Milwaukee County, Waukesha County, Washington County, MMSD, MATC, State of Wisconsin (for reforestation).

Tax Levy: The total amount of property tax money that a taxing unit (such as the schools, city, county, etc.) needs to raise to provide services.

Tax Rate: The tax levy (as determined by the taxing bodies) divided by the tax base. It is often expressed in terms of dollars per thousand. The tax rate is multiplied by the assessed value to determine the amount of tax that each property must pay.

Because Milwaukee extends into Washington and Waukesha Counties, those parcels that are not in Milwaukee County often have tax rates that are slightly different than properties in the City of Milwaukee, Milwaukee County. This is because properties in Waukesha County pay the County tax levied by Waukesha County, properties in Washington County pay the tax levied by Washington County, and so on.

$$\text{Tax Rate} = \frac{\text{Total Tax Levy}}{\text{Tax Base}}$$

Assessed Value Tax Rate is the tax levy divided by the assessed value (base) and is utilized for comparing tax bills within a community and for comparing particular property's tax bills over time.

Equalized Value Tax Rate is the tax levy divided by the equalized value (base) and is used for comparing tax rates between different communities and for determining the tax rates applied to overlapping jurisdictions such as Milwaukee County.

Assessed value rates and equalized value rates may differ slightly depending on whether the tax incremental values are included in the tax base or excluded.

Tax Incremental District (TID): A contiguous geographic area within a city defined and created by resolution of the local legislative body.

Procedures described in s. 66.46, Stats., must be followed in creating a tax incremental district. The procedures include holding public hearings, adopting a

project plan, getting approval, and fathering any information necessary to establish the tax incremental district (TID).

Tax Incremental Financing: A method of splitting the cost of public works in certain areas (tax increment districts) with the other taxing bodies that will benefit from an increase in the tax base. Basically, it works as follows: Any increase in value in the TID above the base value (the value at the time the TID is formed) is not included in determining the tax rate; however, the tax rate is applied to all taxable property in the TID. The additional revenue generated (the tax increment) is used by the municipality to help pay for the public works that stimulated the increase in the value in the TID. This process continues until either the public works are paid for, the legislative body terminates the TID, or 23 years has elapsed.

TID: Tax Incremental District (see above).